

Sonoma County
Consolidated Plan 2015
and
Action Plan
One Year Use of Funds FY 2015-16
Public Review Draft

Prepared by



Sonoma County Community Development Commission
Sonoma County Housing Authority
1440 Guerneville Road, Santa Rosa, CA 95403-4107

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2015 Sonoma County Consolidated Plan is a five-year plan covering FY 2015-2016 through FY 2019-2020 and is required by the U.S. Department of Housing and Urban Development (HUD) in order to receive certain federal housing, homelessness, and community development funds. Pursuant to a Joint Powers Agreement, the Sonoma County Community Development Commission (Commission) will administer these funds on behalf of the HUD-designated Urban County entitlement jurisdiction, consisting of the County of Sonoma, the Town of Windsor, and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma. HUD funds received by the Urban County are Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and the Emergency Solutions Grant (ESG) program funds. Using these funds, programs and activities will be carried out either directly by the Commission or, more frequently, through funding provided to other governmental or nonprofit agencies, to benefit low-income households by addressing the goals and objectives enumerated in the Consolidated Plan and summarized below.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

This Consolidated Plan, like previous Plans, organizes community priorities for the use of CDBG, HOME and ESG funds by the Urban County by following the structure provided by HUD regulations, namely, by grouping said priorities into three categories: affordable housing, homelessness, and non-housing community development.

The Urban County's Consolidated Plan contains the following broad goals:

1. Affordable Housing: Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low families and individuals, including those with special needs and those who are homeless or at imminent risk of homelessness.
2. Homelessness: Promote effective and proven strategies for homelessness prevention and intervention county-wide.
3. Non-Housing Community Development: a) Assist in creating and/or replacing infrastructure systems and public facilities that meet the needs of lower income people, people with disabilities, and other special needs subpopulations county-wide; and b) Promote the well-being and economic integration of lower income persons through non-housing services, self-sufficiency programs, job training, and economic development assistance for micro-enterprises to increase job opportunities in the Urban County.

3. Evaluation of past performance

Sonoma County has a long-standing history of being a very expensive housing market, especially in comparison to median household incomes. According to *Out of Reach 2014*, a publication of the National Low Income Housing Coalition, the average wage for Sonoma County renters in 2014 was \$14.67 and the "housing wage" necessary to afford the fair market rent for a two-bedroom apartment is \$24.06, a wage deficit of 39%. The corresponding deficit for the population of the entire State of

California is 29%. Thus, despite the fact that earlier Consolidated Plans for the Urban County prioritized rental housing affordability, rental housing affordability remains a top priority.

Due largely to the disparity in housing rents versus household incomes, Sonoma County has an extremely high rate of homelessness. The Sonoma County Continuum of Care estimates, based on biennial homeless counts, that 2 percent of the County's population will experience homelessness in a given year. This incident rate appears to be much higher than most communities in California and the rest of the nation. The funding of homeless intervention and prevention programs make up a large percentage of the "portfolio" of past performance, and remains a top objective.

In the past, the Urban County members have prioritized the use of CDBG funds for Americans with Disabilities Act (ADA) retrofit projects, largely the removal of architectural barriers identified in existing public buildings and infrastructure. This use of CDBG funds is highly effective because ADA retrofit projects can generally be successfully scaled, phased, or both based on funding availability. During the last Consolidated Plan period, July 2010 to June 2015, ADA project funds in an aggregate amount over \$3M were awarded to 46 different projects sponsored by the eight participating jurisdictions. These projects include sidewalk "curb cuts" and other path-of-travel retrofit projects along roadsides; library, park, and community center restroom ADA renovations; and community facility ADA retrofit upgrades. These projects are important to the community's residents who have disabilities, and therefore remain a high priority for the use of CDBG funds during the 2015-2020 Consolidated Plan period.

4. Summary of citizen participation process and consultation process

Citizen input into this Consolidated Plan was sought primarily through ten public meetings held during weekday evenings in January and February 2015. The meetings were held in venues across the 1,500 square miles that make up Sonoma County, from Cloverdale to Guerneville to Petaluma and the City of Sonoma. Eight of the nine incorporated jurisdictions in Sonoma County hosted a meeting. Two meetings were held in the largest city and the County seat, Santa Rosa, the second of which featured the availability of Spanish language translation services. Public input was also sought - and received - via electronic media.

5. Summary of public comments

Public input received was overwhelmingly focused on affordable rental housing, homelessness, and the relationship between the two. Therefore, these are areas of prioritization that reflect public input and sentiment.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were welcome and accepted.

7. Summary

Rental housing affordability and homelessness remain top priorities in this 5-year Consolidated Plan. If anything, the public input to pursue these twin objectives is more intense and broad-based than was voiced in the development phase of earlier Consolidated Plans.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SONOMA COUNTY	Sonoma County Community Development Commission
HOME Administrator	SONOMA COUNTY	Sonoma County Community Development Commission
ESG Administrator	SONOMA COUNTY	Sonoma County Community Development Commission

Table 1 – Responsible Agencies

Narrative

The Sonoma County Community Development Commission is the administrative agency charged with administering CDBG, HOME and ESG funding on behalf of the Urban County, a Joint Powers Agreement partnership consisting of the County of Sonoma, the Town of Windsor and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol and Sonoma.

Consolidated Plan Public Contact Information

Felicity Gasser, Senior Community Development Specialist
Sonoma County Community Development Commission
1440 Guerneville Road, Santa Rosa, CA 95403
Phone: (707) 565-7507
Fax: (707) 565-7583
TDD: (707) 565-7555
Email: Felicity.Gasser@sonoma-county.org

PR-10 Consultation - 91.100, 91.200(b), 91.215(i)

1. Introduction

The Sonoma County Community Development Commission houses the Sonoma County Housing Authority and administers all affordable housing finance programs for the unincorporated County of Sonoma. The Commission also hosts and staffs the Sonoma County Continuum of Care and is the largest funder of homeless services county-wide. The Commission actively participates in various collective action and community initiatives addressing the needs of lower income members of the community including, but not limited to, Health Action and Upstream Investments. Because of these existing roles, the Commission is well-positioned to consult with private and public agencies about Consolidated Plan matters since the appropriate agency-to-agency relations are already in place.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(i)).

The Sonoma County Community Development Commission is an agency of County government and its staff has regular and ongoing contact with County government departments and agencies including, but not limited to the Department of Health Services and the Human Services Department. The Sonoma County Housing Authority is a component organization of the Commission. The Commission has regular and ongoing contact with the City of Santa Rosa Economic Development and Housing Department and Housing Authority. The Commission stages annual competitions for federal and local public services funding and in doing so, establishes ongoing relationships with a large percentage of community-based non-profit agencies with homelessness, affordable housing, and related services. The County of Sonoma's planning, building, zoning and land use department is known as the Permit and Resource Management Department (PRMD). The Commission has regular contact, and monthly meetings, with PRMD to enhance affordable housing program coordination. The Commission has a designated seat on the Workforce Investment Board and the Chair of the Commission's advisory committee is also a member of the Workforce Investment Board. Additionally the Commission cooperates with the Economic Development Board and the Workforce Investment board as members of the county-wide initiatives: Health Action and Upstream Investments.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Sonoma County Community Development Commission leads, hosts and staffs the Sonoma County Continuum of Care and fully integrates that role with other related Commission roles such as funder of homeless, housing, and community services, Homeless Management Information Systems (HMIS) administrator, Coordinated Intake grantee, and administrator of local homelessness programs and local government initiatives.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Sonoma County Community Development Commission's division that is assigned responsibility for ESG program administration is also the same division that hosts and staffs the Continuum of Care and the County HMIS. Thus, funding prioritization, policy and standards development, and funding administration are fully integrated. In addition, through its representation on the Continuum of Care Board and Evaluation Committee, the Commission coordinates with both the cities of Santa Rosa and Petaluma and the State Department of Housing and Community Development in its allocation of ESG funding in those cities (which lie within the geography of the Continuum of Care). The Commission's Continuum of Care staff regularly coordinate with both staff and civic leaders in the cities of Santa Rosa and Petaluma—not to mention elected leaders of the County of Sonoma—through study sessions, formal presentations, and informal consultations on implementation of their Consolidated Plans and related matters of concern.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

See Table 2 below.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BURBANK HOUSING DEVELOPMENT CORPORATION (BHDC)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency is recognized leader in affordable housing development and policy recommendations. The anticipated outcome of the consultation was improved coordination with a regional affordable housing provider.
2	Agency/Group/Organization	Homeless Action!
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to provide Plan input through public meetings or direct communication. Homeless Action! is an informal advocacy coalition. The anticipated outcome of the consultation was input on homelessness needs in the Urban County.
3	Agency/Group/Organization	CITY OF SANTA ROSA
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Overall Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The CDC coordinates regularly with the City on the administration of housing programs. The City hosted a public input meeting on January 20 th , 2015. The anticipated outcome of the consultation was to ensure continued coordination and to dovetail with the City's Five Year Consolidated plan.
4	Agency/Group/Organization	Petaluma People Services Center
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to provide Plan input through public meetings or direct communication. Agency is the CDBG funded Fair Housing provider for the Urban County. The anticipated outcome of the consultation was input on fair housing issues within the Urban County.
5	Agency/Group/Organization	City of Sonoma
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Overall Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. Hosted a public input meeting held on January 27th, 2015. The anticipated outcome of the consultation was input on housing and homelessness conditions within the City.
6	Agency/Group/Organization	City of Cotati
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Overall Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. Hosted a public input meeting held on January 28th, 2015. The anticipated outcome of the consultation was input on housing and homelessness conditions within the City.
7	Agency/Group/Organization	Town of Windsor
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Overall Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. Hosted a public input meeting held on February 2nd, 2015. The anticipated outcome of the consultation was input on housing and homelessness conditions within the Town.
8	Agency/Group/Organization	Committee on the Shelterless
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency is recognized leader in providing homeless services in the Urban County. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
9	Agency/Group/Organization	Housing Land Trust of Sonoma County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to provide Plan input through public meetings or direct communication. Agency provides affordable housing land banking countywide. The anticipated outcome of the consultation was input on affordable housing issues within the Urban County.
10	Agency/Group/Organization	PETALUMA
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Overall Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The Commission coordinates regularly with the City on the administration of housing programs. The city hosted a public input meeting on February 3 rd . The anticipated outcome of the consultation was to ensure continued coordination and to complement the City's 5-Year Consolidated Plan.
11	Agency/Group/Organization	REBUILDING TOGETHER
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to provide Plan input through public meetings or direct communication. Agency provides housing rehabilitation for low-income homeowners in Petaluma and the surrounding area. The anticipated outcome of the consultation was input on affordable housing issues within the Urban County.
12	Agency/Group/Organization	Child Parent Institute (CPI)
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Health Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to provide Plan input through public meetings or direct communication. Agency provides services for families and children countywide. The anticipated outcome of the consultation was input on housing and homelessness issues affecting families and children within the Urban County.
13	Agency/Group/Organization	Community & Family Service Agency
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency is recognized leader in providing senior, family and homeless services. The anticipated outcome of the consultation was input on homelessness and housing issues affecting seniors and families within the Urban County.

14	Agency/Group/Organization	Sonoma County Vet Connect, Inc
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to provide Plan input through public meetings or direct communication. Agency assists veterans with accessing services. The anticipated outcome of the consultation was input on housing and homelessness issues affecting veterans within the Urban County.
15	Agency/Group/Organization	CATHOLIC CHARITIES
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency is recognized leader in providing homeless services and services for low-income households and seniors. The anticipated outcome of the consultation was input on homelessness and housing issues within the Urban County.

16	Agency/Group/Organization	Cloverdale Community Outreach Committee
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency is recognized leader in providing homeless services. The anticipated outcome of the consultation was input on homelessness within the Urban County.
17	Agency/Group/Organization	North County Community Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to provide Plan input through public meetings or direct communication. Agency provides transitional housing and emergency shelter services in the Healdsburg Area. The anticipated outcome of the consultation was input on homelessness issues within the Healdsburg area.
18	Agency/Group/Organization	City of Cloverdale
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Overall Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. Hosted a public input meeting held on February 19th, 2015. The anticipated outcome of the consultation was input on housing, homelessness conditions and non-housing special needs within the City.
19	Agency/Group/Organization	Sonoma County Library
	Agency/Group/Organization Type	Public Library
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hosted three public input meetings held on February 3rd in Petaluma, February 4th in Guerneville and February 19th in Cloverdale. The anticipated outcome of the consultation was input on housing and homelessness issues affecting the public within the Urban County.
20	Agency/Group/Organization	City of Healdsburg
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Overall Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. The anticipated outcome of the consultation was input on housing, homelessness conditions and non-housing special needs within the City.
21	Agency/Group/Organization	CITY OF ROHNERT PARK
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Overall Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. Hosted a public input meeting held on February 18th, 2015. The anticipated outcome of the consultation was input on housing, homelessness conditions and non-housing special needs within the City.
22	Agency/Group/Organization	City of Sebastopol
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Overall Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. Hosted a public input meeting held on January 22nd, 2015. The anticipated outcome of the consultation was input on housing, homelessness conditions and non-housing special needs within the City.
23	Agency/Group/Organization	COMMUNITY HOUSING SONOMA COUNTY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency is a recognized Community Housing Development Organization (CHDO) with expertise in affordable housing development, especially special needs housing. The anticipated outcome of the consultation was improved coordination with a regional affordable housing provider.

Identify any Agency Types not consulted and provide rationale for not consulting

All groups were either consulted or invited to participate in the Plan process. There was no decision to exclude any group.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sonoma County Community Development Commission	The Continuum of Care is hosted and staffed by the Community Development Commission, so plans and goals are generally consistent and complementary, if not interchangeable.

Table 3 – Other local / regional / federal planning efforts**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

As Continuum of Care host and lead agency, the Sonoma County Community Development Commission leads the effort to provide local consultation to the State for their ESG allocation process. The local Continuum of Care is composed of three HUD entitlement jurisdictions, the Urban County, the City of Santa Rosa and the City of Petaluma. The three entitlement jurisdictions are in regular contact and mutually supportive of processes related to the development and administration of Consolidated Plans and related matters. For example, the most recent Analysis of Impediments to Fair Housing Choice was prepared through a cooperative effort of the three entities.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen participation outreach included 10 public input meetings, public notices, email "blasts" and the use of a Wikispaces Internet site, which is accessed by numerous community partners. The 10 public meetings were especially fruitful and generated much comment on the escalating cost of rental housing, the local homelessness situation, and the relationship between the two. This contributed to a housing-homeless focus in the Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	City of Santa Rosa staff, elected and appointed officials and area residents	Five attendees. One senior City staff person, balance interested members of the public and non-profit agency staff/consultants	Comments focused on need to respond to rental housing market challenge, homelessness, and need for support services for disabled adults living semi-independently.		
2	Public Meeting	City of Sebastopol staff, elected and appointed officials and area residents	Nine attendees, all interested members of the public and non-profit agency staff/consultants	Comments heavy on possible responses to homelessness and challenge of rental housing market.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	City of Sonoma staff, elected and appointed officials and area residents	Six attendees including Sonoma City Manager, other senior city staff, interested members of the public and non-profit agency staff/consultants.	Focus on rental housing issues in the City of Sonoma/Sonoma Valley region and homelessness.		
4	Public Meeting	City of Cotati staff, elected and appointed officials and area residents	Eight attendees including senior city staff and appointed official, and members of the public and non-profit agency staff.	Prioritization for use of funds for housing/homeless persons ahead of ADA purposes. Focus on rental housing market and homelessness in general.		
5	Public Meeting	Town of Windsor staff, elected and appointed officials and area residents	One attendee, a senior Town staff person.	Shrinking amounts of federal dollars available, the good match between CDBG funds and needed ADA retrofit projects, rental housing market challenges and lack of a "pipeline".		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Public Meeting	City of Petaluma staff, elected and appointed officials and area residents	Twelve attendees including senior City staff, a former Council Member, non-profit agency staff and interested members of the general public	Comments heavily focused on homeless services for short-, medium-, and long-term and relationship between housing market and incidence of homelessness.		
7	Public Meeting	Lower Russian River region residents and agency staff	About 22 attendees, roughly half interested members of the public and the other half, public and non-profit agency staff.	Main focus on homelessness and its impacts in Guerneville and surrounding areas. High focus on need for operational funding to support existing and potentially new programs and facilities		
8	Public Meeting	Non-English Speaking - Specify other language: Spanish Santa Rosa area residents	Seven attendees. Three non-profit agency staff, one VA staff member and the rest interested citizens and advocates.	Emphasis on increasing housing stock, especially need for "tiny houses", RV/s/trailers, SRO units, congregate housing, et cetera. Other themes included need to increase community awareness, education and acceptance of homeless facilities and need to relax building standards to allow for alternative types of housing.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
9	Public Meeting	Residents of Rohnert Park area	Three attendees, two of which worked for non-profit agencies.	Focus on un-affordability of local rental housing market, the need for vulnerable populations (e.g. seniors, disabled people, homeless people) to have adequate social and housing support. Other ideas brought forth included rent control as a possible aid to the rental housing crisis, the needs of the LGB community, the need for public resources to be carefully monitored and audited and similarly, for funded non-profit agencies to be held to high performance standards.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
10	Public Meeting	Citizens from the North County/Cloverdale region	Three attendees, two from area non-profit homeless services agencies and one senior staff from the City of Cloverdale	Focus was on lack of housing stock, especially affordable rental housing.		
11	Broad email distribution	Non-targeted/broad community	Two responses, one from an area non-profit and one from a member of the general public	Focus was on services for homeless youth and on the need for affordable rental housing.		
12	Continuum of Care Meetings	Homeless services agencies, stakeholders	A few dozen attendees over a span of meetings in late 2014 and early 2015.	Need for short-, medium-, and long-term responses to the high incidence of local homelessness.		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Assessment of needs was generated from public input and data on housing tenure, homelessness and special needs populations. This data is primarily from Comprehensive Housing Affordability Strategy (CHAS) data provided by the Census Bureau for HUD. The CHAS data primarily originates from the 2006-2010 or 2009-2013 American Community Survey (ACS).

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

When housing is unaffordable, residents suffer limited access to services and employment opportunities and limited choices in communities and neighborhoods in which to reside. In turn, this often results in overcrowding and concentrations of lower-income residents in areas characterized by blight and lack of services and amenities.

The 5-Year Consolidated Plan focuses on rental housing because this is the area of highest unmet need for lower income residents and the type of housing that receives little federal and state subsidy. In contrast, owner-occupants receive substantial tax benefits in the form of mortgage interest deductibility from federal and state income tax, property tax deductibility and exemption from capital gains tax on the sale of homes. As reported in National Affairs, Number 19, Spring 2014, the total cost of these tax benefits, nationwide, is about \$175 billion per year, mortgage interest deductibility alone being \$100 billion. For comparison, the Low Income Housing Tax Credit program that provides federal income tax credits to owners of affordable rental housing costs roughly \$5-7 billion per year.

Locally, lower income renters are more cost-burdened than lower-income owner-occupants. According to ACS data (2009-2013), 60% of owner-occupants with incomes of less than \$50,000 per year pay more than 30% of their income toward housing cost whereas the corresponding figure for renters is 81%. Though both groups are over-burdened, substantially more renters are cost-burdened and renters do not accrue the economic or tax benefits as owner-occupants typically do. Thus, while much of the following CHAS data is about housing costs and conditions for both renters and owner-occupants, the unmet need of lower income renters is the clear priority of this 5-year Consolidated Plan. Public input acquired for this plan was overwhelmingly focused on the unaffordability of the local rental housing market.

Following long-established conventions, housing data is organized by area median income (AMI) levels of households, as follows:

- Extremely low - at or below 30% of AMI
- Very low - between 30% and 50% of AMI
- Low - between 50% and 80% of AMI
- Moderate - between 80% and 120% of AMI
- Above Moderate - above 120% of AMI

Data is provided for the Urban County: the unincorporated area of Sonoma County plus the Town of Windsor and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma. Another way to describe the same area is the entire County of Sonoma except the incorporated areas of Santa Rosa and Petaluma.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	256,244	256,310	0%
Households	96,578	100,626	4%
Median Income	\$53,076.00	\$64,343.00	21%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	10,803	11,270	17,755	9,388	51,390
Small Family Households	2,288	2,973	6,163	3,606	26,629
Large Family Households	699	634	1,500	818	3,398
Household contains at least one person 62-74 years of age	1,821	2,553	3,873	1,928	11,451
Household contains at least one person age 75 or older	2,146	2,828	2,877	1,043	3,507
Households with one or more children 6 years old or younger	1,286	1,641	2,893	1,316	4,487

Table 6 - Total Households Table

Data 2007-2011 CHAS
Source: NOTE: HAMFI stands for HUD Adjusted Median Family Income

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	210	110	70	59	449	130	75	64	65	334
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	204	175	144	70	593	14	34	38	24	110
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	498	405	696	140	1,739	0	25	150	164	339
Housing cost burden greater than 50% of income (and none of the above problems)	3,964	2,842	1,058	139	8,003	2,208	2,019	2,829	1,444	8,500
Housing cost burden greater than 30% of income (and none of the above problems)	378	1,553	3,694	1,074	6,699	423	1,212	2,059	1,412	5,106

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	485	0	0	0	485	393	0	0	0	393

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,884	3,547	1,973	413	10,817	2,353	2,149	3,079	1,699	9,280
Having none of four housing problems	1,539	2,463	6,244	3,342	13,588	1,162	3,087	6,459	3,941	14,649
Household has negative income, but none of the other housing problems	485	0	0	0	485	393	0	0	0	393

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,297	1,666	1,983	4,946	488	721	1,882	3,091
Large Related	584	444	484	1,512	18	83	497	598
Elderly	984	1,391	850	3,225	1,561	1,869	1,553	4,983
Other	2,308	1,468	1,900	5,676	656	623	1,038	2,317

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	5,173	4,969	5,217	15,359	2,723	3,296	4,970	10,989

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,174	945	268	2,387	433	608	1,087	2,128
Large Related	539	130	55	724	8	53	253	314
Elderly	855	802	185	1,842	1,244	867	847	2,958
Other	2,124	1,040	610	3,774	567	524	647	1,738
Total need by income	4,692	2,917	1,118	8,727	2,252	2,052	2,834	7,138

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	578	545	556	125	1,804	24	45	143	168	380
Multiple, unrelated family households	125	70	204	70	469	0	14	45	20	79
Other, non-family households	4	25	75	15	119	0	0	0	0	0
Total need by income	707	640	835	210	2,392	24	59	188	188	459

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

Based on ACS 2009-2013 data, about 29% of the 61,000 households in the Urban County are 1-person households. The percentage of renter households that are 1-person households is higher (36%) than owner-occupants (24%). The unmet need for rental housing affordability for 1-person households appears to exceed these percentages. For example, the Sonoma County Housing Authority waiting list for the Housing Choice Voucher (Section 8) program was 25,582 as of February 11, 2015. Of those, 10,962 or 43% were 1-person households. Further, in excess of 75% of the County's homeless population is considered 1-person households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Among the 26,375 households on the Sonoma County Housing Authority waiting list, 8,349 or 32 percent, indicate that a household member has a disability.

The YWCA of Sonoma County operates programs to serve victims of domestic violence and programs to prevent such violence. The YWCA reports an average of 3,000 calls per year to its domestic violence hotline and approximately 700 of those are calls requesting shelter.

Based on biennial homeless counts, 63%* of the homeless population reports having at least one HUD-eligible disabling condition (about 2,700* individuals), and about 21%* report having been the victim of a violent attack while homeless. Additionally, also based on the homeless count, it is estimated that nearly 300* homeless persons experience home/domestic violence or abuse.

*These numbers are based on the 2013 Homeless Count. A 2015 Homeless Count was conducted in January. The finalized report was not available to include in the draft version of this report, but will be inserted in the final version submitted to HUD on May 15th, 2015.

What are the most common housing problems?

As clearly presented in the "Housing Problems" table above, cost-burden is the most common problem for residents in the Urban County. Using CHAS data from 2007-2011, a period before several more recent years of double-digit rent escalation, the figures still yield staggering numbers of severely cost-burdened renters. The 2007-2011 CHAS data shows 3,964 extremely low-income residents (37% of the total) pay greater than 50% of their income toward housing costs.

Are any populations/household types more affected than others by these problems?

Given that the unaffordability of rental housing is the most common housing problem, it follows that the lowest income households will be most affected. The cost-burden data found in tables in this section bears this out, that the extremely low-income households have the highest rates of paying in excess of 30% and 50% of their gross income to rent and other housing costs.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households, both individuals and families with children, in the extremely low-income group are at high risk of becoming homeless due to limited or lack of income, or high housing cost burden. Job loss, which is the leading cause of homelessness in Sonoma County according to the Homeless Count, coupled with a shortage of affordable housing, further increase the risk of homelessness for individuals and families with children in the extremely low-income group. A total of 4,280* homeless individuals were counted as part of Sonoma County's 2013* point-in-time count (the results of which are summarized in the 2013 Sonoma County Homeless Point-in-Time Homeless Census & Survey Comprehensive Report), 77* percent of whom were unsheltered. Because of the severe shortage of emergency shelter for households that are already homeless, the Sonoma County Continuum of Care (CoC) has focused its homeless prevention resources on diverting households that are at the most imminent risk of homelessness from entering the homeless services system. Prevention providers have agreed their common aim is to stabilize such households and improve their housing stability to avoid future housing crises. Sonoma County's Prevention & Diversion Program Standards define those most at risk of homelessness as those meeting categories 2, 3 or 4 of the federal definition of Homelessness (e.g., are at imminent risk of homelessness, meet other federal definitions of unstable housing, or are fleeing domestic violence), but have not yet entered homeless services.

Rapid Re-Housing is a critical strategy for ending homelessness for households with children due to the extreme shortage of affordable housing, and a high priority for single adults who assess as self-sufficient and can address affordability through a combination of shared housing and increasing income. Since 2012, the Sonoma County Community Development Commission has funded and encouraged the expansion of Rapid Re-Housing programs. By the end of 2014, the Rapid Re-Housing programs had permanently housed 276 households (87% of participating households) at a cost of approximately \$6,200 per household. Because Rapid Re-Housing programs have been funded for one year at a time, the local standard is no more than 12 months of rental assistance, leading providers to target services to participants whose ability to increase their income would allow a successful exit within 12 months. The Rapid Re-Housing program standards discuss increasing case management in the last few months and decreasing rental assistance to mitigate challenges anticipated as services end (Sonoma County Continuum of Care).

*These numbers are based on the 2013 Homeless Count. A 2015 Homeless Count was conducted in January. The finalized report was not available to include in the draft version of this report, but will be inserted in the final version submitted to HUD on May 15th, 2015.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Neither the Sonoma County Community Development Commission nor the Continuum of Care provides estimates of the at-risk population. Some data on Sonoma County's at-risk population is tracked through the Homeless Management Information System (HMIS), a federally mandated on-line data system for all homeless-related programs. The HMIS collects data from most local homelessness prevention programs serving persons at risk of homelessness, but this represents only a fraction of those seeking assistance. Sonoma County homelessness prevention providers utilize HUD's official definition of "at-risk of homelessness," as described in the Emergency Solutions Grants Program Interim Rule, 24 CFR Part 91 §576.2.

Sonoma County's 2-1-1 program reports that in the last two quarters of 2014, the program received 5,298 information and referral calls, 2,853 (54%) of which were for housing-related issues. Of these, nearly as many households contacted 2-1-1 for assistance with housing expenses (36%, or 1,031 households) as did for shelter or supportive housing (38%, or 1,080 households). Thus we can deduce that the number of "at risk" households is likely as large as the homeless population. (211 Sonoma County Call Reports, July – December 2014).

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The housing characteristics most commonly linked with instability and an increased risk of homelessness include high cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. These are further compounded by quickly increasing rents, job losses, and personal circumstances such as health conditions, mental illness, substance abuse, and trauma.

The link between income and homelessness is clearly demonstrated in the 2013 Count data, in which only 1 household of 534 responding to survey questions on income, had an income above 50% of the area median income (AMI); 2 households had incomes at 31%-50% of AMI; and all other respondents (531 households, 99.4% of respondents) had incomes below 30% of AMI

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The incidence of housing problems, notably housing cost burden, are influenced by the race and ethnicity of households. As indicated by the data in this section, lower income households of these races and ethnicities - Black/African American, Asian, American Indian/Alaska Native, Pacific Islander and Hispanic - are generally more likely to experience a housing cost-burden or other housing problems than are lower income households in general.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,509	1,955	918
White	6,094	1,575	844
Black / African American	170	0	0
Asian	249	24	4
American Indian, Alaska Native	145	15	0
Pacific Islander	0	0	0
Hispanic	1,689	299	69

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,244	3,160	0
White	5,984	2,675	0
Black / African American	54	20	0
Asian	240	27	0
American Indian, Alaska Native	118	25	0
Pacific Islander	25	0	0
Hispanic	1,714	405	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,609	7,590	0
White	6,744	6,065	0
Black / African American	119	105	0
Asian	103	183	0
American Indian, Alaska Native	60	62	0
Pacific Islander	0	0	0
Hispanic	2,440	1,079	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,754	5,485	0
White	3,640	4,550	0
Black / African American	53	45	0
Asian	184	108	0
American Indian, Alaska Native	10	33	0
Pacific Islander	0	20	0
Hispanic	796	613	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion:

From the first table above, of the extremely low-income households (at or below 30 percent of area median income or AMI), minority households disproportionately experience one or more of four housing problems: while Black/African Americans make up 1.49% of the extremely low-income households, they are 2.00% of those experiencing housing problems; while Asians make up 2.43% of these households population, they are 2.93% of those experiencing housing problems. While American Indians make up 1.41% of these households, they are 1.70% of those experiencing housing problems, and while Hispanics make up 18.07% of these households, they are 19.85% of those experiencing housing problems. In contrast, while 74.80% of extremely low-income households are White, they only make up 71.62% of the households experiencing housing problems. There was insufficient data to make a comparison for Pacific Islanders.

From the second table above, of the very low-income households (those earning between 30 and 50 percent of area median income or AMI), minority households in general disproportionately experience one or more of four housing problems: While Black/African Americans make up 0.65% of very low-income households, they make up 0.66% of those experiencing housing problems; while Asians make up 2.34% of these households, they are 2.91% of those experiencing housing problems; while American Indians make up 1.25% of these households, they are 1.43% of those experiencing housing problems; and while Pacific Islanders make up 0.22% of the population, they are 0.30% of that experiencing housing problems. Very low-income households that identify as White and as Hispanic do not experience disproportionate housing problems: Hispanic households make up 30.86% of the households in this income category and a similar percentage, 29.60% of the households experiencing housing

problems. White households make up 75.93% of the households in this income category and a lower percentage, 72.59%, of the households experiencing housing problems.

From the third table above, of the low-income households (those earning between 50 and 80 percent of area median income or AMI), Hispanic households experience housing problems disproportionately. They make up 20.46% of the low-income households, but 25.39% of those experiencing housing problems. Other minorities in this income group do not disproportionately experience housing problems: while Black/African Americans make up 1.30% of low-income households, they are 1.24% of those households experiencing housing problems; while Asians make up 1.66% of these households, they are 1.07% of those experiencing housing problems; while American Indians make up 0.71% of this population, they are 0.62% of that experiencing housing problems. White households make up 74.48% of the households in this income category and a lower percentage, 70.18%, of those experience housing problems. There was insufficient data to make a comparison for Pacific Islanders.

From the fourth table above, of the moderate-income households (those earning between 80 and 100 percent of area median income or AMI), minority households in general disproportionately experience one or more of four housing problems: Black/African Americans make up 0.96% of the households in this income group, but 1.11% of those experiencing housing problems; Asians make up 2.85% of the households but 3.87% of those experiencing housing problems; and Hispanics make up 13.76% of these households, but 16.75% of those experiencing housing problems. In comparison, White households make up 79.99% of the population, but 76.57% of those experiencing housing problems. There is insufficient data to make a determination about American Indians or Pacific Islanders.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Severe housing problems are defined as overcrowding and paying more than 50 percent of income toward housing. The incidence of severe housing problems is naturally less than the incidence of housing problems, but the disparities by race and ethnicity are actually greater. As in the previous section, the data below indicates that lower income households of these races and ethnicities - Black/African American, Asian, American Indian/Alaska Native, Pacific Islander and Hispanic - are more likely to experience a severe housing problem than the population as a whole in the same income categories.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,369	3,090	918
White	5,174	2,485	844
Black / African American	170	0	0
Asian	235	38	4
American Indian, Alaska Native	145	15	0
Pacific Islander	0	0	0
Hispanic	1,484	519	69

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,369	6,005	0
White	3,883	4,790	0
Black / African American	40	34	0
Asian	170	96	0
American Indian, Alaska Native	65	78	0
Pacific Islander	0	25	0
Hispanic	1,184	928	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,648	12,540	0
White	3,099	9,690	0
Black / African American	44	180	0
Asian	84	202	0
American Indian, Alaska Native	30	92	0
Pacific Islander	0	0	0
Hispanic	1,319	2,203	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,952	8,300	0
White	1,225	7,000	0
Black / African American	4	89	0
Asian	94	198	0
American Indian, Alaska Native	0	43	0
Pacific Islander	0	20	0
Hispanic	595	817	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

From the first table above, of the extremely low-income households (at or below 30 percent of area median income or AMI), minority households disproportionately experience severe four housing problems: while Black/African Americans make up 1.49% of the extremely low-income households, they are 2.31% of those experiencing severe housing problems; while Asians make up 2.43% of these households population, they are 3.19% of those experiencing severe housing problems. While American Indians make up 1.41% of these households, they are 1.97% of those experiencing severe housing problems, and while Hispanics make up 18.21% of these households, they are 20.14% of those experiencing severe housing problems. In contrast, while 74.74% of extremely low-income households are White, they only make up 70.21% of the households experiencing severe housing problems. There was insufficient data to make a comparison for Pacific Islanders.

From the second table above, of the very low-income households (those earning between 30 and 50 percent of area median income or AMI), minority households overall disproportionately experience severe housing problems: While Black/African Americans make up 0.65% of very low-income households, they make up 0.75% of those experiencing severe housing problems; while Asians make up 2.34% of these households, they are 3.17% of those experiencing severe housing problems; and while Hispanics make up 18.57% of these households, they are 22.05% of those experiencing severe housing problems. Very low-income households that identify as White do not experience disproportionate severe housing problems: White households make up 76.26% of the households in this income category and a lower percentage, 72.32%, of the households experiencing severe housing problems. There was insufficient data to make a comparison for American Indians and Pacific Islanders.

From the third table above, of the low-income households (those earning between 50 and 80 percent of area median income or AMI), some minorities experience severe housing problems disproportionately, whereas others do not. Hispanic households experience severe housing problems disproportionately as do Asians. Hispanics make up 20.49% of low-income households, but 28.38% of those experiencing severe housing problems. Asians make up 1.66% of these households but 1.81% of those experiencing severe housing problems. Black/African American households in this income group do not disproportionately experience housing problems: while Black/African Americans make up 1.30% of low-income households, they are 1.24% of those with severe housing problems. White households make up 74.48% of the households in this income category and a lower percentage, 70.18%, of those experience housing problems. There was insufficient data to make a comparison for American Indians and Pacific Islanders.

From the fourth table above, of the moderate-income households (those earning between 80 and 100 percent of area median income or AMI), most minority households in general disproportionately experience one or more of four housing problems: Asians make up 2.85% of the households but 4.82% of those experiencing housing problems; and Hispanics make up 13.77% of these households, but 30.48% of those experiencing housing problems. Black/African Americans in this income group do not disproportionately experience severe housing problems: they make up 0.91% of the households in this income group, but 0.20% of those experiencing housing problems. White households make up 80.23% of the population, but only 62.76% of those experiencing housing problems. There is insufficient data to make a comparison about American Indians or Pacific Islanders.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

As discussed elsewhere in this plan, the most common and most pronounced housing problem in the Urban County is housing cost, especially for renters. In general, housing cost burden is disproportionately high among minority households, but this varies across the income groups.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	54,710	23,604	19,576	963
White	45,860	18,709	15,040	859
Black / African American	292	248	284	0
Asian	1,387	461	489	34
American Indian, Alaska Native	362	144	220	0
Pacific Islander	65	25	30	0
Hispanic	5,840	3,771	3,254	69

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

For extremely low-income households, Asians and Whites experience a disproportionate housing cost burden: while making up 2.40% of households overall, Asians make up 2.54% of extremely low-income households with a housing cost burden; while making up 81.40% of all households, Whites make up 83.82% of extremely low-income households with a housing cost burden. In this income category, Black/African American, Native American and Hispanic households are less impacted by housing cost burden: while making up 0.83% of households overall, African American/Blacks make up 0.53% of extremely low-income households with a housing cost burden; while making up 0.73% of households overall, American Indians are 0.66% of extremely low-income households with a housing cost burden; while making up 13.08% of households overall, Hispanics make up 10.67% of extremely low-income households with a housing cost burden. There is insufficient data to make a comparison for Pacific Islanders.

For very low-income households, Black and Hispanic households experience a disproportionate housing cost burden: while making up 0.83% of households overall, Black/African Americans are 1.05% of very low-income households with a housing cost burden; while making up 13.08% of all households, Hispanic

households are 15.98% of very low-income households with a housing cost burden. In this income category, Asian and American Indian households are less impacted by housing cost burden: while making up 2.40% of households overall, Asians are 1.95% of very low-income households with a housing cost burden; while making up 0.73% of households overall, American Indians are 0.61% of very low-income households with a housing cost burden. There is insufficient data to make a comparison for Pacific Islanders.

For low-income households, minority households experience a disproportionate housing cost burden: while making up 0.83% of households overall, Black/African Americans are 1.45% of low-income households with a housing cost burden; while making up 2.40% of households overall, Asians are 2.50% of low-income households with housing cost burden; while making up 0.73% of households overall, American Indians are 1.12% of low-income households with a housing cost burden; while making up 0.12% of households overall, Pacific Islanders are 0.15% of low-income households with a housing cost burden; while making up 13.08% of all households, Hispanic households are 16.62% of low-income households with a housing cost burden. In contrast, while making up 81.40% of households overall, Whites are 76.83% of low-income households with a housing cost burden.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

For all four income groups, minorities generally experience greater housing problems and housing cost burden than the population as a whole. The disproportion is more pronounced for extremely low-income minority households.

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Urban County consists of 7 incorporated jurisdictions and the largely rural unincorporated county areas, spanning nearly 1,500 square miles. Thus, generalizations regarding race and ethnicity by area or neighborhood are not possible.

NA-35 Public Housing – 91.205(b)

Introduction

The County of Sonoma hosts two Housing Authorities (HAs): the City of Santa Rosa HA and the Sonoma County HA. The City HA's Housing Choice Voucher (Section 8) program serves only residents within the city limits. The County's Housing Choice Voucher program serves the balance of the county. Thus, the County HA's service area is similar to the Urban County. The difference is that the County HA service area for the Housing Choice Voucher program includes the City of Petaluma whereas, the Urban County service area excludes Petaluma.

Both of the local HAs administer rental assistance programs other than the Housing Choice Voucher program. In each case, the service area is the entire County of Sonoma. This means that both HAs operate some rental assistance programs throughout all jurisdictions within Sonoma County.

In Sonoma County, there are very few project-based rental assistance properties and none of them are owned and operated by either HA. The vast majority of all rental assistance programs are tenant-based assistance programs operated by one of the two local HAs.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	2,820	75	2,745	0	50	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:

Sonoma County Housing Authority

Data provided by Sonoma County Housing Authority

The numbers provided above are for the Sonoma County Housing Authority's vouchers only. They do not include the City of Santa Rosa Housing Authority's vouchers.

Data Source Comments:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	16,293	14,560	15,844	0	18,474
Average length of stay	0	0	0	4	0	0	0	0
Average Household size	0	0	0	2	2	0	0	3
# Homeless at admission	0	0	0	199	17	169	0	17
# of Elderly Program Participants (>62)	0	0	0	982	16	966	0	0
# of Disabled Families	0	0	0	1,545	37	1,504	0	4
# of Families requesting accessibility features	0	0	0	2,609	42	2,517	0	50
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
Sonoma County Housing Authority
Data Source Comments:

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	2,499	39	2,411	0	33	0
Black/African American	0	0	0	132	5	126	0	1	0
Asian	0	0	0	70	2	68	0	0	0
American Indian/Alaska Native	0	0	0	92	5	84	0	3	0
Pacific Islander	0	0	0	8	0	8	0	0	0
Other	0	0	0	0	0	0	0	1	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
Sonoma County Housing Authority
Data Source Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	391	10	376	0	5	0
Not Hispanic	0	0	0	2,410	61	2,320	0	33	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
Sonoma County Housing Authority
Data Source Comments:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Sonoma County Housing Authority does not own or manage any public housing units. The Housing Authority complies with Section 504 of the Rehabilitation Act of 1973 and offers qualified Housing Choice Voucher (HCV) applicants and participants reasonable accommodations upon request. Private rental property owners and managers agree to comply with all federal, state and local laws as they relate to nondiscrimination and accessibility for persons with disabilities.

Beginning on July 1, 2012, the Housing Authority began gathering data from applicants regarding the need for accessible units. Of the 19,155 applicants that have applied since that date, 1,421 (7.4%) have indicated a need for a dwelling with accessibility features.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Sonoma County Housing Authority does not own or manage any public housing units. The most immediate need for Housing Choice Voucher (HCV) holders is affordable rental dwellings. Local demand for rental housing has outpaced supply resulting in few available units and substantial rent increases. Seventy-five percent of all new HCV admissions are required to be extremely low-income households at or below 30% of Area Median Income (AMI) or poverty level. Families at this income level have difficulty meeting basic needs even with HCV rental assistance. Housing Authority staff frequently refer voucher holders to appropriate community resources. The Housing Authority also offers the Family Self Sufficiency program helping participants to reach education, employment and economic independence goals.

How do these needs compare to the housing needs of the population at large

According to American Community Survey estimates, eleven percent (11%) of the population within the jurisdiction of the Housing Authority are persons with a disability. By contrast, thirty-eight percent (38%) of the people assisted by the Housing Authority's HCV program are persons with a disability. Similarly, sixteen percent (16%) of the population at large within the jurisdiction of the Housing Authority are persons age 65 or older, while twenty-three percent (23%) of persons served the Housing Authority's HCV program are seniors.

Discussion

The Sonoma County Housing Authority serves a very important role, assisting persons with very low incomes including seniors and disabled people to attain and retain affordable and decent housing.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Sonoma County Community Development Commission hosts and staffs the Sonoma County Continuum of Care (CoC), which was formed together with the cities of Santa Rosa and Petaluma to organize and coordinate a homeless services consortium, pursue McKinney-Vento/HEARTH Act funding, and to develop and implement plans such as the 10-Year Homeless Action Plan. The CoC's 10-Year Homeless Action Plan and the annual funding application submissions to HUD reflect the demographics, needs and available shelter, housing and services in all three HUD entitlement jurisdictions in order to provide a cohesive services system throughout the County. Homelessness is viewed as a countywide issue, therefore, data presented in this section is based on statistics for the entire region rather than for the Urban County alone. The data in the table below, Homeless Needs Assessment, come from multiple sources, including Sonoma County's 2013 point-in-time-count*, the results of which are summarized in the 2013 Sonoma County Homeless Point-in-Time Census & Survey Comprehensive Report ("Count Report"). The Count Report collected data on both the sheltered and unsheltered population in Sonoma County on January 25, 2013* and reports the number of persons experiencing homelessness on one night. Data in the last column represent the average length of stay for persons who utilized and exited homeless services during a 12-month period (based on the average number of days persons experience homelessness once they are engaged in services). According to data from recent street outreach efforts, many people experience years of homelessness prior to coming into services.

4,280* homeless people were counted in January 2013*, all of them meeting the narrowest federal definition of homelessness – sleeping in a place not fit for human habitation, or in emergency or transitional housing for homeless people. Based on survey questions on the length of time and number of times random respondents have been homeless, it is estimated that 9,749* residents experience homelessness over the course of year, representing 2* percent of the overall population of 484,102* people (*Continuum of Care 10-Year Homeless Action Plan –2014 Update*).

*These numbers are based on the 2013 Homeless Count. A 2015 Homeless Count was conducted in January. The finalized report was not available to include in the draft version of this report, but will be inserted in the final version submitted to HUD on May 15th, 2015.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	397	54	1,072	521	1,233	497
Persons in Households with Only Children	6	271	585	284	383	3
Persons in Households with Only Adults	519	2,182	8,092	2,933	4,637	178
Chronically Homeless Individuals	115	1,033	1,263	0	149	Not available
Chronically Homeless Families	15	5	22	0	40	Not available
Veterans	56	344	640	311	493	Not available
Unaccompanied Child	6	271	585	284	383	3
Persons with HIV	7	30	88	41	67	Not available

Table 26 - Homeless Needs Assessment

Data Source Comments: These numbers are based on the 2013 Homeless Count. A 2015 Homeless Count was conducted in January. The finalized report was not available to include in the draft version of this report, but will be inserted in the final version submitted to HUD on May 15th, 2015.

Indicate if the homeless population is: Some rural homeless

Describe the jurisdiction's Rural Homeless Population:

While seven cities and the unincorporated County constitute a HUD entitlement jurisdiction called an "Urban County", the combined population of nearly 260,000 persons is spread across 1,500 square miles. Much of the unincorporated County is made up of rural and agricultural areas, with 812 unsheltered homeless persons on any given night. In the 2013 Homeless Count, 25% of the county's homeless population (812 persons) was found in the unincorporated County, in rural areas and small unincorporated communities. About 34% of this population is located in the small communities along the lower Russian River (274 persons); 21 persons were at the unincorporated County's lone winter shelter, and 253

persons were unsheltered. Another 39% (315 persons) were found unsheltered in the agricultural areas of northern Sonoma County and the Sonoma Valley. Just over one-quarter of the unincorporated County's homeless persons found were found at the outskirts of the two largest urban centers of Santa Rosa and Petaluma. The rural homeless populations in the lower Russian River, northern Sonoma County and Sonoma Valley overwhelmingly lived in those communities before becoming homeless, and many refuse (or are unable) to travel to enter homeless services in more urban areas. About 4% of the County's total homeless population is made up of day laborers/seasonal agricultural workers (approx. 154 persons), who are located in unincorporated agricultural areas for access to their work. Based on the Count Report's overall estimate of 9,749 persons experiencing homelessness each year, it is estimated that 1,850 persons experience homelessness in the unincorporated County each year—73% of them (1,351 persons) in rural areas—and approximately 632 persons become homeless in those rural areas each year.

Although estimates do not exist for individuals and families who are at risk of homelessness, as noted above in NA-10 one might deduce that at any given time, at least as many people are at risk of homelessness as are experiencing homelessness.

If data is not available for the categories “number of persons becoming and exiting homelessness each year,” and “number of days that persons experience homelessness,” describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

Data is not available for the number of persons exiting homelessness each year and the number of days that persons experience homelessness in rural areas. National data suggests half of people experiencing homelessness each year exit homelessness without assistance, thus Continuum of Care staff broadly estimate that 675 rural homeless persons manage to exit homelessness each year—but due to the minimal services available in these areas, no local data exists to support this statement. Similarly, due to a lack of services, no local data exists to document length of homelessness. During the 2013 Count, only 5 persons in households of adults and children were found in rural areas—all in the Sonoma Valley. There is a concentration of youth in rural Guerneville, with 23 unaccompanied minors and 31 transition-aged youth counted by youth teams in the 2013 Count. Vulnerability surveys conducted in 2014 among rural homeless persons suggest that 14% of rural homeless are veterans (higher than the county-wide veteran percentage of 9.4%), and that the average length of homelessness is more than 5 years. Vulnerability scoring on these surveys indicates a rate of chronic homelessness that is well over 50% in some rural communities. (Sonoma County Continuum of Care)

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Number becoming homeless each year: The number becoming homeless each year is estimated based on the 2013 Homeless Count Report, Survey Results Addendum, Question # 38, "How long have you been homeless this current time?" 48.6% of respondents had been homeless less than 12 months. This factor is applied to the estimated number experiencing homelessness each year, for each subpopulation category. It is assumed that chronically homeless families and individuals have been homeless more than one year; therefore new entries to homelessness for these subpopulations is recorded as 0.

Number exiting homelessness each year: Per national data, approximately half of persons experiencing homelessness resolve their housing crisis on their own, without accessing homeless services. The number exiting homelessness each year was developed by estimating half the number experiencing homelessness each year, and adding confirmable exits to permanent housing from HMIS-participating programs in 2013. These exits were recorded in the Focus Strategies Performance Improvement Calculator tool distributed by the National Alliance to End Homelessness, or in tracking documents utilized by the local CoC's Veterans Housing Campaign. Chronically homeless individuals and families exiting homelessness are estimated based on chronically homeless persons as a percentage of those utilizing homeless services (approximately 25% of homeless persons served). (Sonoma County Continuum of Care).

Number of days persons experience homelessness: For persons in households with adults and children, persons in households of children only, and persons in households with only adults, estimates are from 2013 HMIS data as recorded in the Focus Strategies Performance Improvement Calculator. For households with adults and children and Households with Only Adults, these are weighted averages in which it is assumed all entering transitional housing or rapid re-housing have also had a shelter stay. For Households with Only Children/Unaccompanied Child, the average is based solely on HMIS data for the Teen Shelter. For chronically homeless individuals and families, veterans, and persons with HIV, this data is not readily available. However from surveys conducted with 470 unsheltered persons across Sonoma County in 2014 (approximately 14% of the unsheltered population), 82% had been homeless for more than one year; among this group, the average length of homelessness was approximately 6 years.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

According to the Homeless Count, a representative survey of 533 homeless individuals shows that 66 percent of the County's homeless population is White/Caucasian, 11 percent is Hispanic/Latino, 7 percent is Black/African American, 4 percent is American Indian/Alaska Native, 3 percent is Asian/Pacific Islander, and 10 percent is Other/multi-ethnic.**These numbers are based on the 2013 Homeless Count. A 2015 Homeless Count was conducted in January. The finalized report was not available to include in the draft version of this report, but will be inserted in the final version submitted to HUD on May 15th, 2015.

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the findings of the Homeless Count*:

- 152 families (451 family members) with children are homeless, 12% are unsheltered
- 7 families (20 family members) are chronically homeless, 25% unsheltered
- 400 veterans are homeless, 86% are unsheltered. Although only about 5% of the 400 veterans enter services with their families, as many as one in three (approximately 32% or 128 veterans) has family members who would join them in permanent housing (Sonoma County Continuum of Care, Sonoma County Housing Veterans Campaign)

*These numbers are based on the 2013 Homeless Count. A 2015 Homeless Count was conducted in January. The finalized report was not available to include in the draft version of this report, but will be inserted in the final version submitted to HUD on May 15th, 2015.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Sample surveys collected as part of the Homeless Count* show the following:

- In comparison to the overall population of Sonoma County, there was a disproportionate number of Black/African American and multi-ethnic persons experiencing homelessness.
- A greater percentage of the youth population identified themselves as multi-ethnic (25%), compared to the older adult homeless population over the age of 24 (5%).
- While the majority of the veteran and non-veteran homeless population was White/Caucasian (67% and 66%, respectively), there was a greater percentage of homeless veterans who identified as Black/African American (14% versus 6%), but a smaller percentage who identified as Hispanic/Latino (5% versus 11%).

*These numbers are based on the 2013 Homeless Count. A 2015 Homeless Count was conducted in January. The finalized report was not available to include in the draft version of this report, but will be inserted in the final version submitted to HUD on May 15th, 2015.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 4,280 homeless individuals counted as part of the Homeless Count,* 77% were unsheltered. The Homeless Needs Assessment table provides a breakdown of the sheltered and unsheltered counts based on population. Overall, data by household type showed that the majority (83%) of the homeless population was comprised of people in households without children, while family households represented 11% and households comprised of children only accounted for 6%. Amongst the four federally-prioritized subpopulations – chronically homeless individuals and families, homeless veterans, homeless families, and unaccompanied homeless children and transition age youth – the vast majority (95%) of unaccompanied children and single transition age youth were unsheltered in 2013. This is followed by chronically homeless individuals (90%), homeless veterans (86%), chronically homeless families (25%), and families (12%).

*These numbers are based on the 2013 Homeless Count. A 2015 Homeless Count was conducted in January. The finalized report was not available to include in the draft version of this report, but will be inserted in the final version submitted to HUD on May 15th, 2015.

Discussion:

The Continuum of Care's 10-Year Homeless Action Plan 2014 Update provides an estimate of housing needs based on Homeless Count data and vulnerability surveys conducted among approximately 600 homeless persons in 2014. The vulnerability survey data yielded an estimate that 35% of homeless persons face serious barriers to housing and need permanent supportive housing; approximately 50% of homeless persons face moderate barriers to housing that can be addressed with a rapid re-housing approach; and approximately 15% of households face few barriers to housing that require brief interventions and affordable housing options. Adjusting based on average number of persons per household and average lengths of stay, the Continuum of Care estimated a county-wide need for 959 units of Rapid Re-Housing, 2,154 units of permanent supportive housing, and 1,015 affordable housing units (without services). This estimate assumed the conversion of 744 existing shelter and transitional housing beds into permanent housing. System modeling yielded an estimate of 1,734 units requiring new construction, 923 of them in the Urban County (Sonoma County Continuum of Care, 10-Year Homeless Action Plan 2014 Update).

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless individuals often benefit from supportive housing and services that enable them to live independently and to avoid homelessness or institutionalization. These sub-populations include the elderly, persons with physical, mental or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farmworkers, and substance abusers. The Urban County has prioritized the creation of affordable housing, which will benefit these non-homeless special needs populations. Many households within these subpopulations are dependent upon disability benefits or otherwise are attempting to maintain rental housing with extremely low incomes. Affordable housing projects that most benefit these subpopulations are those that have "set-asides" for target populations and those that have rent levels formulated to meet the needs of households at or below 30 percent of area median income.

Describe the characteristics of special needs populations in your community:

Sonoma County has seniors, veterans, people with mental and physical disabilities, foster youth, victims of domestic violence and farmworkers, all of which are special needs populations with unique housing and supportive service needs. It is expected that during the planning period, the needs of these populations will continue and serving them will be a goal of the 5-Year Consolidated Plan.

Elderly persons - Based on the 5 year ACS 2009-2013 estimate, 16 percent of the Urban County is 65 years old or older, compared to 14 percent, nationwide. The population over 65 grew by 3.1% between 2000 and 2010, and is projected to continue to increase because of the maturing "baby boom generation". Among the Sonoma County Housing Authority Housing Choice Voucher holders, approximately 31 percent are over the age of 62. Seniors are often on fixed incomes and, as a result, have high housing cost burdens. Based on ACS estimates for 2011-2013, 64% of renters 65 years and over pay 30% or more of their gross income to rent, whereas for renters under 65 years of age, the corresponding figure is 53%. However, for owner-occupants, this disparity does not exist. For senior owners, 32% experience a housing cost burden defined as spending over 30% of their gross income on housing, compared to 41% of those under 65 years of age. According to the County Area Agency on Aging, Area Plan Update 2007-2008, "The significant lack of affordable housing is one of the major barriers to keeping seniors in the community." The Update states, "As people age, their housing needs change. There is a critical shortage of affordable housing options for seniors and disabled adults in Sonoma County. Waiting lists for affordable housing continue to increase as the demand outpaces the supply and the senior population grows."

Veterans – According to the 5 year ACS 2009-2013 estimate, 9% of the Urban County population is made up of veterans, 51.4% of whom are over the age of 65. Among all veterans, 5% have incomes below the poverty level (ACS Table C21007). According to the Sonoma County Veterans Service Office, many Veterans are unaware of services and benefits available to them based on their military service. Those with mental and physical disabilities often require assistance in accessing these services and stabilizing their lives. According to a representative of the North Bay Veterans Resource Center, many local veterans and veterans' families struggle to find employment and to maintain housing.

Persons with mental, physical, and/or developmental disabilities - The ACS 3 year estimate for 2009-2011 indicates that in Sonoma County 75,769 persons have a disability. The same data set indicates that more than 5 percent of the general population has "independent living difficulty" (ACS table S1810, Disability Characteristics). Not surprisingly, the disability rate increases with age. The rate for minors in the Urban County is 3.5%, the rate for those from 18 to 64 years of age is 7.9% and the rate for those 65 and over is 31.7% - nearly a third of the age group (ACS Table S1811 for 2009-2013). Approximately 34% of Sonoma County Housing Authority Housing Choice Voucher holders are disabled households, which is significantly higher than the population at large (Sonoma County Housing Authority). Persons with disabilities face a number of challenges including securing housing and employment due in large part to the lack of affordable housing and other issues such as lack of financial resources.

Persons with alcohol or other drug addiction - According to the 2012-13 National Survey on Drug Use and Health (NSDUH), an estimated 2.5 million Californians (ages 18 or older) were estimated to experience substance dependence or abuse—almost 9% percent of the total adult population (SAMHSA, Center for Behavioral Health Statistics and Quality, National Survey on Drug Use and Health, 2012 and 2013). In its 2011-12 survey, the California Health Interview Survey (CHIS) found that 32.7% of Sonoma County respondents had engaged in binge drinking in the past year, and nearly 18% responded that they needed help for mental health problems or for use of alcohol and drugs. CHIS reports these responses represent approximately 122,000 and 66,000 Sonoma County residents, respectively. The Sonoma County Behavioral Health Division of the Department of Health Services (DHS) and the providers with which it contracts served approximately 8,900 clients in Sonoma County in 2013. Persons with drug addictions often have trouble maintaining stable incomes and stable housing situations without intervention and treatment.

Foster youth – According to the Sonoma County Human Services Department 2013 Self-Assessment, in 2012 there were 507 children living in out-of-home care, including 101 over the age of 16. As of 2010, California passed a law extending the length of time that youth can remain in foster care to 21. As of 2013, there were 52 youth in Sonoma County who chose to remain in foster care under the new law. While many young people “aging out” of the foster care system go on to lead successful lives, others fare poorly. A high percentage experience inadequate housing, low education and career attainment, early parenthood, substance abuse, physical and mental health problems, and involvement with the legal system (kidsdata.org).

Victims of Domestic Violence - The YWCA of Sonoma County receives on average 3,000 calls per year to its domestic violence hotline. Approximately 700 are calls requesting shelter. Domestic violence is emotionally, physically, and financially devastating for victims and their families. Community services must devote and be able to provide resources to treating and assisting victims, while the criminal justice system must bear a variety of other costs. Sonoma County’s shortage of affordable housing and the increase in the cost of basic needs creates a problematic barrier for women who are trying to leave a violent home.

Farmworkers – Because of the robust wine industry in the County, grape production is a major local employer. According to the 2014 Sonoma County Housing Element Update, “laborers who fill these jobs include some who migrate to the County and maintain a permanent home elsewhere, typically in Mexico. The motivation to save as much of their paychecks as possible and to send their earnings home to support families often leads these migrant farmworkers to seek out the lowest-cost alternative for housing during their stay.” However, according to the 2012 Census conducted by the United States Department of Agriculture, there were 13,710 farmworkers in Sonoma County. Of these, only 2,916 were considered migrant workers. According to the Housing Element, “this figure corresponds to ancillary information collected from housing advocates indicating that fewer and fewer agricultural workers in Sonoma County are ‘migrant,’ with the majority remaining now in the area year-round. (...) While seasonal farmworker units are still needed..., more and more permanent affordable housing units are needed for farm laborers and their families who call Sonoma County home, and will continue to be a significant special need in the County and its cities.”

What are the housing and supportive service needs of these populations and how are these needs determined?

Of the groups described above, each has a unique set of housing needs that are rarely met in the housing market. Lack of affordability is a primary barrier – being that many of these populations have incomes below the poverty level. In addition to housing affordability, some of the populations need access to ongoing social services to allow them to maintain decent quality of life.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In 2011 (the most recent data per the Sonoma County Department of Health Services 2013 report, Epidemiology of HIV/AIDS in Sonoma County), Sonoma County had the seventh highest prevalence of persons living with AIDS of all 58 California counties, with approximately 1,600 persons living with HIV infection or AIDS in the County. From 1981 through 2011, 2,177 Sonoma County residents have been reported with AIDS. Of these cases, 55% have died over the course of the epidemic. However, the overall mortality rate has fallen dramatically over the years, reflecting the gradual transition of AIDS from a usually lethal infection to a chronic illness thanks to improving treatment. Compared to the Sonoma County population, males overall (89%) and White and African American persons represent a larger portion of cases of HIV infection and AIDS. Eighty-seven percent (87%) of persons living with HIV infection or AIDS are aged 40 or older, compared to only 47% of the general population. Throughout many communities, persons living with HIV or AIDS risk losing their housing due to compounding factors, such as increased medical costs and limited incomes or reduced ability to keep working due to AIDS and related illnesses. Stable housing allows persons living with HIV/AIDS treatment to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies (HIV/AIDS Housing - CPD - HUD).

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Urban County consists of eight separate jurisdictions, seven incorporated jurisdictions and the unincorporated county area. Unlike the Housing and Homelessness needs that are essentially the same across all jurisdictions, the non-housing community development needs vary in each jurisdiction. Non-housing needs for public facilities to benefit lower-income residents span the gamut from fire stations, senior centers, parks, youth centers, libraries, and community recreation facilities. Common to all eight jurisdictions is a priority to complete Americans with Disabilities Act (ADA) retrofit improvements to remove architectural barriers in existing libraries, parks, community rooms, and other public facilities. This is due to the fact that many public facilities were originally constructed before ADA standards were established and therefore, remain out-of-compliance until retrofit projects can bring them into compliance with current standards.

How were these needs determined?

Generally, each of the eight jurisdictions making up the Urban County has undertaken a formal assessment of their capital project needs, and an analysis of their own ADA retrofit needs for public facilities. Typically, that process results in a comprehensive list of projects in priority order. Some high priority projects will be too large in scope and estimated cost to be considered as CDBG projects.

Describe the jurisdiction's need for Public Improvements:

As discussed above, public improvement needs varies amongst the eight participating jurisdictions, and include storm/flood drain improvements, water and sewer lines, streets, streetlights, and curb/gutter/sidewalks. Here again, ADA retrofit projects to remove architectural barriers in existing public infrastructure is a top priority for all jurisdictional members of the Urban County to enable ultimately all public areas to be fully accessible.

How were these needs determined?

As noted above, Urban County member jurisdictions complete their own assessment, and prioritization, of public improvement needs.

Describe the jurisdiction's need for Public Services:

The community demand for public services to assist lower-income and special needs persons is seemingly endless. The need for services to assist seniors, after-school programs for disadvantaged youth, educational achievement programs, domestic violence interventions, employment training programs, health care access, and a large list of other services, including "safety net" programs, cannot be met in full.

How were these needs determined?

Public input solicited for the 5-Year Consolidated Plan drafting process identified some of these non-housing needs, while others have been identified by local service providers and document in their requests for funding to expand services to address unmet needs in the community.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Analysis of the Housing Market was generated from public input and data on housing cost, availability and conditions. Sources include the Comprehensive Housing Affordability Strategy (CHAS) data by the Census Bureau for HUD, the American Community Survey, as well as data provided by a number of local sources cited throughout this section.

Within the urban county, housing cost burden is high, especially for renters. The actual Area Median rent in Sonoma County is significantly higher than the Fair Market Rent, as established annually by HUD. Furthermore, vacancy rates for rental housing are so low that finding available, affordable rental housing is extremely difficult, especially for extremely low- and very low-income households, and those with special needs.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Within the Urban County, new housing construction primarily occurs within the existing urban boundaries of the seven jurisdictions, and within the sphere of influence of the City of Santa Rosa. While the majority of new market rate development is for homeownership, the Consolidated Plan is focused on providing rental housing restricted to extremely low- and very-low income households, as these are the Urban County residents that are least able to access what is available in the housing market.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	83,800	73%
1-unit, attached structure	7,149	6%
2-4 units	5,828	5%
5-19 units	6,093	5%
20 or more units	4,394	4%
Mobile Home, boat, RV, van, etc	7,761	7%
Total	115,025	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	348	1%	1,125	3%
1 bedroom	2,525	4%	8,403	23%
2 bedrooms	16,590	26%	15,664	43%
3 or more bedrooms	45,114	70%	10,857	30%
Total	64,577	101%	36,049	99%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In the Urban County, there are a total of 3,934 income restricted rental housing units assisted with federal, state, and local programs. Of these, at least 12 are restricted to Extremely Low-Income Households, 1,537 to Very Low-Income Households, and 1,429 to Low-Income Households. The following tables list the rental housing by jurisdiction.

City of Cloverdale

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Oak Meadows Apartments	All Ages	15		0	2	2006	2061
Quincy Court	All Ages	6		0	2	2006	2036
Divine Apartments	Senior 55+	32		12	19	1989	2035
Cloverdale Garden Apartments	Senior 62+ or Disabled	34		33	0	1991	2041
Vineyard Manor (Citrus Commons)	All Ages	36		34	2	1991	2046
Kings Valley Senior Apartments	Senior	99		0	98	2014	2071
Total		222		79	123		

City of Cotati

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Wilford Lane Apartments	All Ages	36		18	18	2003	2033
Charles Street Village	Senior	48		47	0	2001	2031
Total		84		65	18		

City of Healdsburg

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Canyon Run Apartments	All Ages	51		14	36	2001	2056
Oakgrove Apartments	All Ages	81		40	41	1999	2055
Harvest Grove	All Ages, Farm Labor	44		43	1	1996	2026
Parkland	Senior	23		22	1	1999	2054
Fitch Mountain Terrace 1	Senior 62+ or Disabled	40		40	0	1986	2099
Fitch Mountain Terrace II	Senior 62+ or Disabled	20		6	14	1990	2089
Foss Creek Apartments	All Ages, homeless, mentally ill	64		63	0	2009	2064
Riverfield Homes	All Ages	17		4	13	1995	2044
Victory Apartments	All Ages	4		4	0	2002	2057
Victory Studios	All Ages	7		7	0	2009	2054
Total		351		243	106		

City of Rohnert Park

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Altamont Apartments	Senior	93		23	70	1991	2021
Arbors	All Ages	55		33	22	2007	2062
Copeland Creek Apartments	Affordable, Senior 55+	170		17	153	2007	2062
Country Club Village	Senior, Disabled	63		0	63		
Crossbrook Apartments	Affordable, All Ages	226		0	45	1995	2025
Edgewood Apartments	Affordable, All Ages	168		0	67	1996	2026
Marchesiello	Affordable	7		0	7	2006	2061
Muirfield Apartments	Affordable, Disabled	23		23	0	1997	2039
Oak View Senior Living	Senior, Disabled	207		4	41	2005	2035
Park Garden Apartments	Affordable	26		0	26	1998	2033
Park Gardens II	Affordable	20		1	19	2006	2035
Redwood Creek	All Ages	232		0	35	2005	2035
Santa Alicia Gardens (The Gardens)	All Ages	20		8	12	1996	2026
Tower Apartments	All Ages	50		11	39	2013	2068
Vida Nueva	All Ages	24		23	0	2007	2062
Total		1384		143	599		

City of Sebastopol

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Bodega Hills Apts.	All Ages	23		11	12	1998	2053
Gravenstein North I Apartments	All Ages	18		18	0	1987	never
Gravenstein North II Apartments	All Ages	42		9	33	1988	never
Burbank Heights	Senior 62+ Mobility Impaired	138		138	0	1975	2040
Burbank Orchards	Senior 62+ Mobility Impaired	60		60	0	1991	2031
Petaluma Avenue Homes	All Ages	45		45	0	2009	2064
Total		326		281	45		

City of Sonoma

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Firehouse Village	All Ages	29		9	21	2002	2057
Maysonnave Apartments	Senior	10		0	9	1996	2026
Maysonnove Apts II	Senior	8		0	8	1996	2025
Sonoma Creek Apartments	Senior	34		20	14	1987	never
Village Green II	Senior	34		17	17	1983	2099
Cabernet Apartments	Senior 62+	7		0	7	1988	2070
MacArthur Village	Family	3		0	2	2004	2033
Sonoma Centro	Family	1		0	1	2003	2048
Rememberance	Family	5		0	3	2003	2058
Tarassa (Eastside Estates)		9		4	5	2003	2033
Vintage Sonoma - Jones, Engler, Brockman		10		0	5	2003	2033
Sonoma Valley Oaks	Family	43		42	0	2013	2068
Totals		193		92	92		

Town of Windsor

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Forest Winds	All Ages	48		18	30	1994	2024
Esmond Place	All Ages	27		0	27	2001	2033
Windsor Park Apartments	All Ages	80		80	0	2000	2030
Windsor Redwoods	All Ages	64		52	12	2011	2066
Winter Creek Apartments	All Ages	41		10	30	2003	2058
Bell Manor II	Senior	46		0	46	1982	2033
Vinecrest Senior Apartments	Senior	60		59	0	1998	2047
Totals		366		219	145		

County of Sonoma – unincorporated area

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Carillo Place Apartments	All Ages	68	0	41	26	2002	2057
Chelsea Gardens Apartments	All Ages	120	0	120	0	1977	2053
Faught Court Townhomes	All Ages	9	0	1	0	1994	2024
Feeney Apartments	All Ages	8	0	0	4	1994	2024
Fife Creek	All Ages	48	0	35	12	2012	2067
Harbor View	All Ages	14	0	0	14	2009	2039
Larkfield Oaks	All Ages	56	0	34	21	2006	2061
Lavell Village	All Ages	49	0	13	36	1995	2054
Malibu East	All Ages	72	0	6	5	2006	2061
Mill Street Supportive Housing	supported	8	0	8	0	2013	2064
North House	disabled	8	0	8	0	2014	2068
Oak Ridge Apartments	Senior - Disabled	35	0	23	11	2007	2062
Redwood Grove Cottages	All Ages	11	0	2	4	2013	2068
Rusky Rika Dachas	All Ages	15	0	3	0	2009	2064
Sea Ranch I	All Ages	14	0	8	6	1986	2024
Sea Ranch II	All Ages	31	0	0	31	1993	2049
Sonoma Garden Apartments	All Ages	60	0	6	53	2013	2068
Sonoma Valley Apts.	All Ages	16	0	0	16	1991	2021
Springs Village	All Ages	80	0	48	32	2005	2060
Vineyard Creek Apts.	All Ages	232	0	47	0	2007	2037
West Avenue Apartments	All Ages	40	0	12	28	1987	2070
West Hearn Ave	Veterans	12	12	0	0	2012	2067
Woodstone Commons	All Ages	2	0	0	2	2006	2061
Total		1008	12	415	301		
Grand Total		3934	12	1537	1429		

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

None of the units listed above are at risk of being lost from the affordable housing inventory during the planning period.

Does the availability of housing units meet the needs of the population?

The availability of housing units is far below the needs of the population. This is demonstrated by the estimate of housing units needed generated by the Association of Bay Area Governments (ABAG). The ABAG Regional Housing Needs Assessment indicate that within the Urban County for the period 2014-2022, there is a need for 3,037 new housing units to meet the pent-up demand of the population. Of this, 672 units are needed to serve Very Low-Income Households and 410 are needed to serve Low-Income Households.

Describe the need for specific types of housing:

As demonstrated by the ABAG numbers, there is a need for rental homes that serve extremely and very low-income households that is unlikely to be met in the housing market. There is also need for housing designed for homeless individuals and families. See Section NA-40 for more detail.

Discussion:

The focus of the Consolidated Plan is on rental housing, particularly rental housing affordable to Extremely Low- and Very Low-Income households.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction:

Housing costs in the Urban County are out of reach for lower income households, especially for renters. Recent patterns indicate a trend for continued increase in rents, as well very low vacancy rates. According to the Sonoma County 2014 Housing Element Update, the average rental rate for a two bedroom housing unit in the county was \$1,529 in 2014. The area median household income in the County was \$76,900. This means that a household of four considered to be low-income (earning 50-80% area median income) is not able to afford market rent in Sonoma County.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	265,200	477,300	80%
Median Contract Rent	789	1,133	44%

Table 29 - Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,864	13.5%
\$500-999	10,543	29.3%
\$1,000-1,499	12,817	35.6%
\$1,500-1,999	5,725	15.9%
\$2,000 or more	2,100	5.8%
Total	36,049	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,699	No Data
50% HAMFI	4,292	2,211
80% HAMFI	16,937	5,109
100% HAMFI	No Data	7,304
Total	22,928	14,624

Table 31 - Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	873	1,018	1,332	1,963	2,301
High HOME Rent	820	956	1,187	1,362	1,500
Low HOME Rent	723	775	930	1,074	1,198

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is not sufficient housing for households at all income levels. As previously mentioned, according to the Regional Housing Needs Assessment prepared by the Association of Bay Area Governments, there is a need for 3,037 additional housing units for the period from 2014-2022. Of these, 672 are needed for households earning 0-50% AMI, 410 for households earning 51-80% AMI, 475 for households earning 81-120% AMI, and 1480 for households earning above 120% AMI.

How is affordability of housing likely to change considering changes to home values and/or rents?

Given the market trends in recent years, it is likely that affordability will continue to be a challenge for renters and homebuyers. The data in Table 3 shows that home values have gone up 80% between 2000 and 2010, despite the Great Recession. Rents have increased by 30% during the same period. Rental rates are even more rapidly increasing in recent years: A December 2014 article in the local paper, The Press Democrat, stated that rents had climbed 30% over the past three years. In a January 28, 2015 newspaper article in the same paper, Real Answers, a research firm based in Marin County, CA, stated that countywide, rental rates have gone up 8.4% over the past year alone. Given the saturated rental market and supply that does not meet demand, increased rents is a trend that will continue during this planning period.

According to an annual county wide report generated by the California Association of Realtors, since a low Median Home Price of \$312,338 in February 2009, median home values have increased 66% to a high of \$519,470 in December 2014. It is likely that this trend of rising home values will continue during the planning period.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market and HOME rents as published by HUD are substantially below Sonoma County median rent. For a two-bedroom unit, the FMR is currently \$1,332 and HOME rent is \$1,187. Per an article in the local paper, The Press Democrat, dated January 28th, 2015, the average 2-bedroom apartment rent is currently \$1,567. Fair Market Rents (FMR) are intended to reflect gross rents at the 40th percentile of the rental market. Therefore, by definition, FMR will always be less than median. More problematic is the recent rapid and steep increase of rental prices in Sonoma County pushed by the over-heated San Francisco Bay Area market. The annual changes to the FMR cannot keep pace when area rents are increasing three to five times faster than other inflation factors. Also, FMR is a gross rent number, meaning the contract rent plus tenant-paid utilities. In recent years, many rental properties have converted to mostly tenant-paid utilities through the use of sub-metering and ratio utility billing services. This drives gross rents higher but it is largely unreported because when surveyed about their rent, most tenants do not include their tenant-paid utilities as part of their housing costs.

The Out of Reach Report prepared annually by the National Low-Income Housing Coalition (NLIHC) shows that even the FMR is out of reach for many, meaning that the Area Median rent is even more difficult to afford. According to NLIHC, to afford a 2-bedroom apartment at 2014 FMR of \$1,251 (this number increased for 2015) without paying more than 30% of income on housing, a household must earn \$50,040 annually. The estimated hourly mean renter wage is \$14.67, which calculates to a \$30,514 annual salary. This means that to afford a two bedroom apartment, a household earning the mean wage would need 1.6 jobs to pay the rent.

Given that the area median rents are higher than the HOME and FMR rents, providing income restricted rental housing remains a top priority for the Urban County during this planning period.

Discussion:

In 10 public input meetings held during January and February 2015, participants cited the lack of rental stock, not just affordability of available housing, as a major issue impacting lower income households. These observations by participants are supported by the current low rental vacancy rate of less than 2 percent (See MA-20 Vacant Units). Increasing the supply of rental housing affordable to lower income households would certainly help some of this pent up demand, as would increasing the supply of housing generally, given that an increase in supply would likely make rental pricing drop across the board.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Based on the data in this section, 43% of owner-occupied and 52% of renter-occupied units have one or more of the following housing conditions: 1) lacks complete plumbing facilities; 2) lacks complete kitchen facilities; 3) more than one person per room; and 4) cost burden greater than 30%. With regards to the age and condition of the housing stock, the largest portion of the Urban County's housing units were built between 1950 and 1979 (44% for both renter and owner occupied), followed by 1980 to 1999 (33% for owner-occupied and 30% for renter-occupied), before 1950 (14% for owner-occupied and 18% for renter-occupied), and 2000 or later (9% for owner-occupied and 8% for renter-occupied). Older units are generally in greater need of repair, including possible lead-based paint remediation: 58% of owner-occupied and 62% of renter-occupied units were built before 1980. Approximately 5% of owner-occupied and 7% of renter-occupied units built before 1980 have children present. These units pose the greatest risk of lead poisoning.

Definitions

The eight jurisdictions primarily use the State Health and Safety Code as the standard for building inspection.

"Standard condition" is defined within Section 13143.2 of the California Health and Safety Code.

"Substandard condition but suitable for rehabilitation" is defined within Section 17920.3 of the California Health and Safety Code.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	26,976	42%	17,086	47.4%
With two selected Conditions	624	1%	1,871	5.2%
With three selected Conditions	149	0%	152	0.4%
With four selected Conditions	0	0%	35	0.1%
No selected Conditions	36,828	57%	16,905	46.9%
Total	64,577	100%	36,049	100.0%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,975	9%	2,970	8%
1980-1999	21,270	33%	10,689	30%
1950-1979	28,414	44%	15,997	44%
Before 1950	8,918	14%	6,393	18%
Total	64,577	100%	36,049	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	37,332	58%	22,390	62%
Housing Units build before 1980 with children present	3,329	5%	2,396	7%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

Table 36 - Vacant Units

Data Source: Vacant units table has been deleted and replaced with this narrative:

The 2009-2013 American Community Survey estimates that 13% of the Urban County housing units were vacant for this period. Of these vacant units, only 14% were for rent, meaning that the vacancy rate for available rentals was only 1.8% (14% of 13%). Two percent were rented but not occupied, 2% were for sale, 54% were used as a vacation or seasonal home, and 19% were classified as “other vacant”. In 2014 the rental market remained tight: according to DTZ Bay Area Multi-Family Snapshot, the multifamily vacancy rate for Sonoma County as a whole was 2.9% in the Fourth Quarter 2014.

Need for Owner and Rental Rehabilitation

The Sonoma County Community Development Commission has operated owner-occupied and rental housing rehabilitation program for three decades. The program has made 662 housing rehabilitation loans to low-income households, 124 housing access modification grants to low-income households with disabilities and 487 Earthquake Bracing Grants for Mobilehomes. This program continues to be active, and demand continues to be high, especially for mobile home rehabilitation. The program is available throughout the Urban County.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Based on the demographic data provided in this Plan, approximately 40% of Urban County households (39,828 of 100,606), both renter and owner, are low-income (at or below 80% of AMI - see Needs Assessment). Applying this percentage to the total number of units built before 1980 (37,332) results in an estimated 14,932 units that may contain lead-based paint (LBP) hazards occupied by low-income families.

The Sonoma County Community Development Commission has addressed the issue of LBP hazards by providing notices to landlords and tenants that participate in the Section 8 Housing Choice Voucher Program, warning them of the hazards of LBP. Additionally, all rental units that are rehabilitated with CDBG and HOME funds are subject to LBP compliance requirements. Through the creation of new affordable housing units, low-income households are able to reside in new housing units that are free of LBP hazards.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction:

There is no public housing in the Urban County. This section discusses the role of the Sonoma County Housing Authority and the available affordable housing stock.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0		2,820	75	2,745	0	50	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: Sonoma County Housing Authority

Note: In addition to the Housing Choice Vouchers, the Sonoma County Housing Authority administers Continuum of Care Permanent Supportive Housing Rental Assistance for 119 households.

Describe the supply of public housing developments:

The Sonoma County Housing Authority, which serves the Urban County, does not own or operate any Public Housing. In terms of publicly-owned housing developments, the Sonoma County Community Development Commission does own a 34-unit apartment complex affordable to very low- and low-income seniors in the City of Sonoma and two three-bedroom single family homes affordable to low-income households in the City of Sebastopol. These properties were acquired in 2012 when the City of Sonoma and the City of Sebastopol redevelopment agencies were dissolved and their housing assets were conveyed to the Commission. These housing units will remain affordable in perpetuity.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

As stated above, the Sonoma County Housing Authority does not own or operate public housing units. The Housing Authority has 2,820 Housing Choice Vouchers. The units subsidized by the Housing Choice Voucher program must pass a biennial Housing Quality Standards (HQS) inspection in addition to an HQS inspection prior to move-in to the assisted unit.

Public Housing Condition

Public Housing Condition Table has been deleted as the County does not own or operate public housing units

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Typically, Housing Quality Standards inspection failures in the Housing Choice Voucher program are due to minor maintenance issues that are repaired in 30 days or less following the failed inspection. The Sonoma County Housing Authority takes a proactive approach in working with property owners and managers on safety and habitability issues, such as sharing information on new requirements regarding carbon monoxide detectors.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

In addition to ensuring safety and habitability through Housing Quality Standards compliance and other efforts, such as requirements for carbon monoxide detectors, the Housing Choice Voucher program also provides notices to landlords and tenants warning them of the hazards of lead based paint.

Although the Housing Choice Voucher program primarily serves extremely-low and very-low income families, the Housing Authority provides information to the general public about quality affordable housing developments, and referrals to Fair Housing and local building code enforcement departments to assist families in improving their living environments.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Sonoma County Community Development Commission acts as lead agency for the Sonoma County Continuum of Care (CoC), which was formed by the cities of Santa Rosa and Petaluma, and the Commission (representing the Urban County) to develop region-wide strategies to address homelessness, guided by the CoC's 10-Year Homeless Action Plan and a Plan Update published in 2014. The CoC annually documents the demographics, needs and available shelter, housing and services in all three HUD entitlement jurisdictions in order to provide a cohesive system of care throughout the County. As previously stated in the Needs Assessment section of this Plan, homelessness is viewed as a countywide issue, therefore, data presented in this section is based on statistics for the entire region rather than for the Urban County alone. The data in table below was provided by the CoC as of January 31, 2015.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development++
Households with Adult(s) and Child(ren)	242	0	265	501	228
Households with Only Adults	290	191	153	460	197
Chronically Homeless Households	226*	0	0^	280	80
Veterans	48	0	31	459+	89
Unaccompanied Youth	6	0	0	0	0
*Chronically Homeless (CH) shelter beds – No shelter beds are CH-dedicated. Here we are reporting number housed in the 2014 point-in-time (PIT) count (2015 CH data is delayed due to HMIS upgrades).					
^Per HUD, people living in Transitional Housing are not reported as CH.					
+There were 248 VASH vouchers at the time of the Point-In-Time Homeless Count; based on historic data they house approximately 459 persons (1.85 persons per household).					

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development++
<p>++Projects under development include:</p> <ul style="list-style-type: none"> Households with adults and children: an anticipated 49 Rapid Re-Housing units for households with children are recommended for funding with local and State Emergency Solutions Grants; 27 units for families with <30% of AMI are now fully funded and proceeding to construction at the Springs (18 units) and Ortiz Plaza (9 units). At an average of 3 persons per family, these 76 units will accommodate 228 beds. Households with Only Adults: the 197 beds for households with only adults include 63 beds for transition-aged youth at SAY's Dream Center (now under construction); 27 Continuum of Care funded beds for chronically homeless operated by Catholic Charities and opening in 2015; CoC Rental Assistance awarded to SAY for 8 new SRO units for chronically homeless youth; 4 new beds for chronically homeless to be operated by Community & Family Service Agency in Guerneville; and funding is recommended for SAY to create 6 new Rapid Re-Housing units for transition-aged youth. In addition, the VASH program is projected to receive another 48 vouchers once current vouchers are rented up: based upon historic data the new VASH vouchers should house approximately 89 persons. Chronically Homeless Households: The VASH program has committed 85% of new vouchers to house at least 41 chronically homeless households; with 39 new beds dedicated to chronically homeless persons, a total of 80 new beds will be added in 2015. These are included in the Households with Only Adults above. Veterans: The VASH program anticipates 48 new vouchers once current vouchers are rented up. Based upon historic data the new VASH vouchers are estimated to house approximately 89 persons. 					

Table 37 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

Facilities & Housing Targeted to Homeless Table

Data Source Comments: Sonoma County Continuum of Care

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The following is a brief summary and not meant to be a comprehensive list of all mainstream services.

Community Clinics – There are eight community clinic agencies throughout Sonoma County, all of which serve homeless persons in their local communities. Three of them (Santa Rosa Community Health Centers, Petaluma Health Center, and West County Health Center) are partners in a federal Health Care for Homeless project that supports a drop-in health clinic in Santa Rosa (Brookwood Health Clinic) and street outreach and other health services targeted to homeless persons in the lower Russian River area (unincorporated County) and Petaluma. In addition to providing a medical home and increasing substance abuse and mental health treatment services under the Mental Health Parity and Addiction Equity Act of 2008, the Community Clinics are a critical partner in enrolling low income persons – including homeless persons – in California’s Medicaid and Food Stamp programs.

Hospitals and respite care – All local hospitals (and the clinics above) participate in a grassroots Health Care for the Homeless Collaborative (HCHC) led by the Sonoma County Task Force for the Homeless, which collaboratively developed 19 shelter beds for recuperative care for homeless people released from hospitals (supported by the hospitals), as well as a Care Transitions program offering intensive case management to stabilize homeless in-patients with complex medical/social conditions. Also in collaboration with the hospitals, the Health Care for the Homeless Collaborative has engaged healthcare and law enforcement partners in developing a Serial Inebriate Program to divert homeless persons who are frequently transported to hospital emergency rooms due to public intoxication to treatment and housing resources.

Sonoma County Department of Health Services (DHS), contracts with several community agencies to provide integrated health, mental health and substance abuse treatment services, including but not limited to California Human Development, Drug Abuse Alternatives Center, Women’s Recovery Services, Buckelew Programs, Community Support Network, Telecare, and Progress Foundation. In collaboration with the Sheriff’s Department, DHS operates a Forensic Assertive Community Treatment program that engages mentally ill offenders in treatment and provides discharge planning to avoid re-entry to homelessness.

Sonoma County Human Services Department (HSD) programs serve adults, children, families, veterans, people with disabilities and the elderly, and include four primary areas of service – Adult and Aging Services, Economic Assistance, Employment and Training, and Family, Youth, and Children. The Economic Assistance Division includes programs such as Medi-Cal and County Medical Services Program, CalFresh (formerly Food Stamps) and General Assistance. With implementation of the Affordable Care Act, the Economic Assistance Division has enrolled 36,800 Sonoma County residents and is working with the CoC towards a goal of full enrollment of the homeless population. The Employment and Training Division provides cash assistance, employment, and training services for residents of Sonoma County, including SonomaWORKS (Sonoma County’s welfare program that gives cash aid and services to eligible needy California families), Job Link, Youth Education and Employment Service Providers, and the Sonoma County Workforce Investment Board. The SonomaWORKS program has obtained an \$878,033 grant from the State for a Housing Support Program offering rental assistance and case management to homeless SonomaWORKS families.

Sonoma County 211 (Information and Referral Services) provides an on-line search function and live telephone consultation for a wide range of local services, including alcohol, tobacco or drug services, clothing, mental health, disability services, employment services, educational services, food and shelter, legal services and more. 211 is a key partner in implementation of Sonoma County's new Coordinated Intake project, conducting vulnerability screenings over the phone for people experiencing housing crises and providing a warm handoff (e.g., setting up an appointment) with Coordinated Intake staff.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following information on emergency shelters, transitional housing, and permanent housing is based on the data table above provided by the Continuum of Care (CoC) as of January 31, 2015. Many of the agencies and projects noted below have received funding from the CoC, the Sonoma County Community Development Commission, and/or from the cities of Santa Rosa and Petaluma. As previously stated, this is not a comprehensive list of all services, facilities, programs, or agencies serving homeless persons in Sonoma County. For a more comprehensive listing of agencies, see the Process and Strategic Plan sections of this Plan (specifically SP-40). Many of these agencies also serve the non-homeless special needs subpopulations discussed in the next section (MA-30 Special Needs Facilities and Services).

Coordinated Intake – In alignment with the Opening Doors Federal Strategic Plan to Prevent and End Homelessness, and in compliance with the HEARTH Act and CoC Interim Rule, after over three years of planning, the Sonoma County Community Development Commission and CoC launched Phase 1 of a Coordinated Intake project in early 2015, serving families with children and participants in a County-funded Homeless Outreach Service Team (HOST) project. Families that are experiencing homelessness may access Coordinated Intake from anywhere in Sonoma County through the 211 Information and Referral system. The 211 staff members conduct initial screenings, entering data directly into the Homeless Management Information System (HMIS) and scheduling full assessments with Coordinated Intake staff, who have a mobile component that will allow them to meet families anywhere they may be in Sonoma County. Similarly, HOST street outreach workers enter data directly into HMIS from computer tablets on the largely chronically homeless single adults they meet in the field. Using research-based screening and assessment tools, Coordinated Intake staff will help participants to develop a housing plan, and place them as quickly as possible into a program that will meet their needs. Because the need is so much greater than the housing available, these tools will enable staff to develop central waiting lists based on the highest need; and the Coordinated Intake project will provide crisis case management to participants while they are on a waiting list.

Emergency Shelters – There are a total of 729 emergency shelter beds in Sonoma County, including 191 seasonal and overflow beds. Eleven facilities in Santa Rosa (410 beds plus 123 seasonal and overflow beds) and two in Petaluma (112 beds plus 33 seasonal and overflow beds) serve a county-wide homeless population that moves in and out of those jurisdictions. The Sonoma County Community Development Commission has provided financial support to the majority of these facilities, and has been the primary funder of small shelters in Urban County jurisdictions such as Cloverdale, Sonoma, and the unincorporated County (Guerneville). In addition to the largest family shelter between the Golden Gate

and the Oregon border (Family Support Center in Santa Rosa, 138 beds operated by Catholic Charities) and two large shelters for single adults (Samuel Jones Hall in Santa Rosa, 120 beds with seasonal expansion capacity to 188); and Mary Isaak Center in Petaluma, 100 beds with seasonal expansion capacity to 130), the Community Development Commission provides financial support to the area's only women's shelter (22 beds) and a domestic violence safe house (27 beds). In addition to these, local shelters include a 6-bed program for unaccompanied minors; a 13-bed shelter for adults with serious, persistent mental illness; 4 emergency treatment beds for Veterans; and two respite care programs with a total of 18 beds. The County also owns the former Russell Avenue shelter, which now operates as a 7-bed shelter for former foster youth.

Transitional Housing – There are a total of 405 transitional housing beds in Sonoma County – 229 for families with children, 176 for single adults (31 of these for veterans). There are 18 facilities in Santa Rosa totaling 226 beds, and 4 facilities in Petaluma with 81 beds; these serve homeless persons from all over Sonoma County. In addition there are 7 transitional programs with a total of 98 beds in the Urban County jurisdictions, including Cloverdale, Healdsburg, Rohnert Park, and the unincorporated County (Glen Ellen). Veteran-serving facilities include Hearn Avenue Veteran's Housing (owned by Community Housing Sonoma County and operated by North Bay Veterans Resource Center), a 15-bed transitional supportive housing facility for homeless veterans in Santa Rosa; Rocca House (an 8-bed transitional facility operated by North Bay Veterans Resource Center); and Mariposa House (an 8-bed transitional house operated by Interfaith Shelter Network). Tamayo Village (owned by Burbank Housing Development Corporation and operated by Social Advocates for Youth) provides 12 beds of transitional housing to young adults ages 18-24 who are either former foster youth or young adults living with severe mental illness (as well as permanent supportive housing beds).

Permanent Supportive Housing – There are more than 40 permanent supportive housing programs serving 1,190 homeless persons throughout Sonoma County, and another 425 beds currently under development (76 family units and 197 beds for single adults—see data table in this section). Throughout Sonoma County, 348 beds are dedicated to chronically homeless persons; there are another 194 beds serving single adults in addition to those units dedicated to chronically homeless persons, and approximately 150 of these beds will be made available to chronically homeless persons through preferences as beds turn over. There are currently 126 beds serving mentally ill persons and 69 beds serving people living with HIV/AIDS.

The City of Santa Rosa Housing Authority's Veterans Administration Supportive Housing (VASH) program provides rental assistance to 248 veteran households, 80% of them chronically homeless. In addition to VASH, there is a preference for veterans in another 24 beds provided via CoC funding and a Neighborhood Stabilization Program (NSP) funded facility. Also, 145 households with children are housed through a range of programs including CoC Rental Assistance (5 households), the YWCA's Adobe Project (DV aftercare, 16 households), Vida Nueva (a permanent supportive housing facility in Rohnert Park owned by Burbank Housing Development Corporation and operated by COTS, 14 families), and in units in affordable housing developments that were set aside for extremely low income families through tax credit financing (38 households), two NSP houses (Cloverdale, 2 households) and two Rapid Re-Housing programs serving approximately 67 households.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Given the tight rental market, it is difficult for low income households to find affordable rentals, and has become significantly more difficult since 2013 when Sonoma County's economic recovery ignited. Sonoma County's rental prices have increased more quickly than almost any other market in the US, creating incentives for landlords to raise rents and abandon affordability covenants when these expire. The market fails to meet the needs of an increasing number of those who rely on public assistance for income. Given this, there is a significant need for special needs dedicated housing as well as an increase in the number of units serving households earning extremely low incomes (below 30% of AMI).

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly:

There are over 1,160 units in affordable senior complexes in Sonoma County. Many additional senior units are in the 128 mobile home parks county-wide (including Santa Rosa and Petaluma), which are protected in the Urban County by the county's Mobile Home Rent Stabilization Program or by local Mobile Home Rent Stabilization ordinances enacted by the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and the Town of Windsor. The Council on Aging, a local non-profit, provides services to support the independence and well-being of older residents. It provides services such as financial counselors, Meals on Wheels, legal assistance, and senior day activities among others. Classes and daily events are available at the Healdsburg, Sebastopol, Rohnert Park and Windsor Senior Centers as well as senior programs in Petaluma and Santa Rosa. The County will continue to support services that encourage the development of affordable housing for the elderly, particularly for those in need of assisted housing and skilled care.

Persons with disabilities - There are almost 400 units dedicated to persons with disabilities in affordable complexes in Sonoma County, but according to the US Census Bureau, well over 75,000 persons with disabilities.

According to the North Bay Regional Center, one of 21 regional centers in California that provide point-of-entry services for people with developmental disabilities, there are 3,477 persons with developmental disabilities living in Sonoma County (Housing Element 2014 Update). While more than half live with family members, more than 530 live in community care or intermediate care facilities including more than 400 people who reside at the Sonoma Developmental Center in Eldridge (one of the State's largest such centers, and which is slated for closure in 2015). Approximately 600 persons with developmental disabilities are living in community housing with community living supports provided by agencies such as North Bay Housing Coalition or Becoming Independent, and smaller independent programs such as Sweetwater Spectrum and Lifehouse.

Disability Services and Legal Center (DSLC) provides advocacy, legal aid, and support for persons with disabilities in Sonoma County. Transportation for persons with disabilities is provided through Sonoma County Paratransit, which provides linkage with all regional bus, train, and air transportation. This service is extended via the Volunteer Center of Sonoma County's Volunteer Wheels program, which provides

more than 33,000 rides each year to elderly and disabled persons, as well as by Becoming Independent's fleet of 60 vans (which can reach areas of the county off the paratransit routes)

Mental Illness and Substance Abuse - All of the county's nearly 400 affordable units designated for disabled persons may house individuals with severe and persistent mental illness (SPMI). In addition, the Behavioral Health Division of the Sonoma County Department of Health Services has used State of California Mental Health Services Act funds to finance the capital costs associated with development of permanent supportive housing for individuals with mental illness and their families. Units dedicated to mental health clients include Vida Nueva in Rohnert Park (6 permanent supportive housing units in partnership with St. Joseph's Health Care Systems and COTS); Windsor Redwoods in Windsor (8 permanent supportive housing units); Fife Creek Commons in Guerneville (8 permanent supportive housing units); and McMinn Avenue in Santa Rosa (shared permanent supportive housing in a four-plex) in partnership with Telecare ACT-Sonoma County.

Individuals with substance dependence or abuse can access a variety of services throughout Sonoma County. These include: Drug Abuse Alternatives Center, which operates a 30-bed detox facility, a 130-bed residential treatment program, and outpatient and methadone programs; California Human Development, which operates a women's residential treatment program and outpatient services; Women's Recovery Services, which provides residential treatment for up to 20 women and their children; and R House residential (30 beds) and outpatient treatment for youth. Additional outpatient services are provided by Santa Rosa Treatment Program and Sonoma County Indian Health Project.

Significant gaps persist in providing access to mental health and substance abuse treatment. Despite the effectiveness of treatment, of 66,000 Sonoma County respondents who reported they needed help with mental health or substance abuse issues, 42.5% did not receive it (2011-12 California Health Interview Survey).

Youth - Numerous organizations provide housing and services to Sonoma County's at-risk youth. Sonoma County Human Services Department's Valley of the Moon Children's Home provides a stable, supportive and nurturing environment to children removed from their homes due to abuse or neglect until a suitable foster home or other appropriate placement is arranged. Children's Village of Sonoma County provides nurturing, stable family homes in a multi-generational, enriched environment for children and their siblings in foster care; currently serving 24 children, when fully developed the program will serve 48 children. TLC Child and Family Services provides support and assistance in independent living skills to young people ages 16-18 (Transitional Housing Placement Program-THP), 18-24 (THP-Plus), and "THP+Foster Care" for non-minor dependent foster youth up to the age of 21. VOICES Sonoma promotes the wellness, life planning, and independent living skills of transition-aged youth emancipating from systems of care – including assistance applying for and obtaining housing. VOICES partners with Sonoma County Human Services Department to provide an Independent Living Skills program and My LIFE transition planning program to help youth develop the skills needed for becoming independent adults. Community Action Partnership operates Youth Connections, a High School Diploma, Work Readiness Preparation, College & Career Mentoring, and Entrepreneurial Development program for out-of-school youth ages 16 to 24 in Sonoma County.

Social Advocates for Youth (SAY) is the county's largest provider of counseling, employment, and housing targeted to at-risk youth. In addition to a 26-bed transitional and permanent housing facility for transition-aged youth (Tamayo Village), construction has begun on the former Warrack Hospital which will become the SAY Dream Center, housing up to 63 residents, many of whom have aged out of the state's foster care system. In addition, SAY operates the Coffee House Teen Shelter (6 beds) and Stepping Stone, an emergency housing program for up to 7 returning foster youth ages 18-21.

Approximately 270 additional beds are needed to address the county-wide housing needs of transition-aged youth ages 18-25 (Sonoma County Continuum of Care: *10-Year Homeless Action Plan 2014 Update*). With current projects in development, a gap of 193 beds still needs to be addressed.

HIV/AIDS - All of the county's nearly 400 affordable units designated for disabled persons may house individuals living with HIV. In addition to being the primary housing provider for this population, Face to Face provides comprehensive support services to people living with HIV disease in Sonoma County, including assistance navigating health care services, benefits counseling, and volunteer services. Face to Face provides permanent supportive housing and emergency rental assistance utilizing Continuum of Care rental assistance (74 beds) and HOPWA funds through the State of California Office of AIDS.

Victims of Domestic Violence - The Family Justice Center of Sonoma County (FJCSC) brings together, in one place, government, law enforcement and non-profit resources for families experiencing violence. As a founding partner of FJCSC, the YWCA is Sonoma County's premier service provider for victims of domestic violence, offering a 24-hour domestic violence hotline, a 27-bed women's emergency shelter, counseling, education and training. Through its Adobe Project, the YWCA provides supportive services for up to 24 months to families housed in set-aside units in affordable housing complexes scattered throughout the County.

Farmworkers - Sonoma County is an agricultural county with a need for housing and supportive services for agricultural workers. There are 238 farmworker family affordable housing units located throughout unincorporated Sonoma County, and 22 agricultural-employer sponsored units were built between 2008 and 2013, with 732 beds. Despite such production and other farmworker housing resources, reports of overcrowded homes, apartments, and motel rooms are common. For the period 2015-2023, the Sonoma County Housing Element sets goals of 10 farmworker family units and 40 new beds in farmworker bunkhouses.

California Human Development (CHD), a statewide agency with offices in Santa Rosa, provides a wide range of employment, housing, immigration and other services for farmworkers in Sonoma County. Later in 2015, CHD is slated to start construction on a project that will provide 29 units of USDA and tax credit financed affordable family housing to farmworkers in Sonoma County.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The Sonoma County Continuum of Care has worked with Sonoma County Behavioral Health (SCBH) to document discharge processes, identify unaddressed gaps, and design strategies to address incomplete referrals of poly-substance using clients exiting Psychiatric Emergency Services (PES). For enrolled mental health clients, SCBH case managers discharge those at PES to SCBH-funded Opportunity House and Progress Sonoma Crisis Residential facilities. A County Housing Specialist assists with long-term housing.

Many of PES' "incomplete referrals" end up at hospital emergency departments. An effort is now taking place to enhance sobering services with police drop-offs at Drug Abuse Alternatives Center's Orenda Detox, and to develop a chronic inebriate program in consultation with hospitals, PES, Detox, emergency medical transport, and police. SCBH also launched a Mobile Support Team that provides mental health support in collaboration with law enforcement.

Hospitals are now legally responsible for ensuring persons discharged from their care are not routinely discharged into homelessness. Locally these include St. Joseph Health Systems (SJHS) including Santa Rosa Memorial Hospital & Petaluma Valley Hospital; Sutter Medical Center; Kaiser Hospital; and three small regional hospitals (Palm Drive, Healdsburg, & Sonoma Valley). The three larger hospitals & SJHS fund recuperative beds operated by Catholic Charities (13-bed Nightingale respite facility, co-located with SRCHC's drop-in Brookwood Health Center serving the homeless) and COTS (5 recuperative care beds within its Mary Isaak Center Emergency Shelter with nursing support from Petaluma Health Center). SRCHC's Care Transitions program provides nursing visits, and links multiply-disabled patients to a medical home & housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Not applicable. See response for entitlement/consortia grantees.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The funding priorities of the Urban County are for homeless and housing services. Additionally, the seven jurisdictions in the Urban County have prioritized making ADA improvements to public facilities. For the fiscal year 2015-2016 awards made to serve special needs populations were as follows:

County-owned Public Facilities and Improvements serving Non-homeless Special Needs Persons				
Agency	Project Description	Special Needs Population Served	Funding Source	Award Amount
Sonoma County Fair & Exposition, Inc.	ADA Hall of Flowers	Persons with disabilities	CDBG	\$91,917
Sonoma County General Services	La Plaza Offices ADA	Persons with disabilities	CDBG	\$80,000
Sonoma County Regional Parks	Maxwell Farms Regional Park ADA Improvements	Persons with disabilities	CDBG	\$75,000
City and Town Facilities serving Non-homeless Special Needs Persons				
Agency	Project Description	Special Needs Population Served	Funding Source	Award Amount
City of Cloverdale	City ADA Improvements	Persons with disabilities	CDBG	\$120,000
City of Cotati	Cader Fields ADA Improvements	Persons with disabilities	CDBG	\$67,000
City of Healdsburg	ADA Sidewalk Ramps Project Phase 5	Persons with disabilities	CDBG	\$67,000
City of Rohnert Park	ADA Upgrades Alicia and Colegio Vista Parks Restrooms	Persons with disabilities	CDBG	\$138,065
City of Sebastopol	ADA Transition Plan Improvements	Persons with disabilities	CDBG	\$40,000

Town of Windsor	Town Green Playground ADA Retrofit for disabled adult access	Persons with disabilities	CDBG	\$60,000
Public Services serving non-homeless Special Needs Persons				
Agency	Project Description	Special Needs Population Served	Funding Source	Award Amount
Committee on the Shelterless (COTS)	Vida Nueva Permanent Supportive Housing	Persons with disabilities, persons with alcohol or other drug addictions	Community Services Fund (local funding source)	\$40,000 (non-federal funds)
Legal Aid of Sonoma County	SAFE Domestic Violence Program	Victims of domestic violence	Community Services Fund (local funding source)	\$31,400 (non-federal funds)
Mendocino Family & Youth Services	North Coast Family & Youth Services	Foster youth	Community Services Fund (local funding source)	\$18,053 (non-federal funds)
On the Move	VOICES Sonoma	Former foster youth	Community Services Fund (local funding source)	\$18,600 (non-federal funds)
Petaluma People's Service Center	PPSC System of Care	Elderly, among others	Community Services Fund (local funding source)	\$18,000 (non-federal funds)
Petaluma People's Service Center	SHARE of Sonoma County	Elderly	Community Services Fund (local funding source)	\$38,230 (non-federal funds)

Petaluma People's Service Center	Sonoma County Fair Housing	residents who are vulnerable to housing discrimination	CDBG	\$52,500
Redwood Empire Food Bank	Megan Furth Harvest Pantry	All special needs populations	Community Services Fund (local funding source)	\$20,000 (non-federal funds)
Verity	Crisis Intervention, Prevention & Treatment	Victims of sexual violence	Community Services Fund (local funding source)	\$15,000 (non-federal funds)

MA-40 Barriers to Affordable Housing – 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

Potential constraints to housing development in the Urban County vary by area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation.

Additionally, an analysis of barriers to affordable housing is a mandated component of the Housing Element of the General Plan that the State of California requires for each jurisdiction, which must be updated every 8 years. Links to the most recent Housing Elements of the Urban County participating jurisdictions are provided below:

County of Sonoma, 2014 Housing Element Update, Adopted:

http://www.sonoma-county.org/prmd/docs/housing_update/

City of Cloverdale Housing Element, 2015-2023 Public Review Draft:

<http://www.cloverdale.net/DocumentCenter/View/1613>

City of Cotati Housing Element, 2012 Revised Draft:

[http://cotati.generalplan.org/sites/default/files/Housing% 20Element% 20-% 20November% 202012_compress.pdf](http://cotati.generalplan.org/sites/default/files/Housing%20Element%20-%20November%202012_compress.pdf)

City of Healdsburg Housing Element, 2015-2023 Public Review Draft:

<http://www.ci.healdsburg.ca.us/modules/showdocument.aspx?documentid=14062>

City of Rohnert Park Housing Element, 2015-2023 Public Hearing Draft:

<http://www.ci.rohnert-park.ca.us/Modules/ShowDocument.aspx?documentid=12294>

City of Sebastopol Housing Element, 2014 Draft Housing Element Update:

http://sebastopol.generalplan.org/sites/default/files/Draft-Housing-Element_September-2014.pdf

City of Sonoma Housing Element, 2015-2023 Draft:

http://www.sonomacity.org/uploading/Housing_Element_PC_Review_Draft.pdf

Town of Windsor Housing Element, 2015-2023 Adopted:

http://www.windsor2040.com/wp-content/uploads/2015/02/TWHE_Final_2015-2-12_web.pdf

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section uses data from the 2007-2011 American Community Survey as well as data from the Sonoma County Economic Development Board and Workforce Investment Board to discuss the primary industries, labor force characteristics, and economic development and workforce development needs of the Urban County.

According to the Workforce Investment Board (WIB) Strategic Workforce Development Plan for Sonoma County 2013-2017, total employment for Sonoma County as a whole (including Petaluma and Santa Rosa) was 241,000 in August 2012, up 3.4% from the previous year. As of that date, unemployment was still high at 7.8%. Between 2000 and 2011 the median household income increased by 16.9% to \$64,031 and the percentage of households earning less than \$35,000 was reduced by 6.7%.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	3,252	4,877	4	7	3
Arts, Entertainment, Accommodations	10,721	10,209	13	15	2
Construction	4,963	4,954	6	7	1
Education and Health Care Services	13,197	6,948	16	10	-6
Finance, Insurance, and Real Estate	4,790	3,057	6	4	-1
Information	1,714	918	2	1	-1
Manufacturing	10,082	11,168	12	16	4
Other Services	5,569	4,507	7	6	0
Professional, Scientific, Management Services	7,850	6,773	9	10	0
Public Administration	0	0	0	0	0
Retail Trade	10,137	7,506	12	11	-2
Transportation and Warehousing	2,084	2,008	3	3	0
Wholesale Trade	3,969	4,203	5	6	1
Total	78,328	67,128	--	--	--

Table 38 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	136,708
Civilian Employed Population 16 years and over	125,487
Unemployment Rate	8.21
Unemployment Rate for Ages 16-24	22.24
Unemployment Rate for Ages 25-65	5.37

Table 39 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	30,317
Farming, fisheries and forestry occupations	4,120
Service	12,965
Sales and office	31,014
Construction, extraction, maintenance and repair	14,251
Production, transportation and material moving	5,694

Table 40 - Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	73,718	66%
30-59 Minutes	27,814	25%
60 or More Minutes	10,844	10%
Total	112,376	100%

Table 41 - Travel Time

Data Source: 2007-2011 ACS

Note: Travel Time in the chart above refers to travel time to work.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	11,990	1,119	5,198
High school graduate (includes equivalency)	19,358	1,776	6,427
Some college or Associate's degree	35,763	3,135	10,481
Bachelor's degree or higher	35,710	1,520	7,812

Table 42 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	627	2,588	2,411	4,565	2,248
9th to 12th grade, no diploma	2,983	2,802	2,447	3,500	2,621
High school graduate, GED, or alternative	7,645	6,193	6,698	14,702	8,883
Some college, no degree	11,180	7,331	8,152	20,608	8,821
Associate's degree	1,069	2,223	2,723	8,493	2,145
Bachelor's degree	1,643	6,051	5,882	17,700	7,064
Graduate or professional degree	99	1,351	3,273	10,814	5,840

Table 43 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,268
High school graduate (includes equivalency)	33,267
Some college or Associate's degree	38,340
Bachelor's degree	51,485
Graduate or professional degree	65,042

Table 44 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the Business Activity table, the four largest business sectors in terms of both workers and jobs are “Arts, Entertainment, Accommodations,” “Education and Health Care Services,” “Manufacturing” and “Retail Trade.” Of these, “Arts, Entertainment, Accommodations” and “Manufacturing” have more jobs than workers, meaning that there may be a need for work force training for both of these industries. “Education and Health Care Services” and “Retail Trade” have more workers than jobs, meaning that there may be a need for job creation strategies in these sectors.

Describe the workforce and infrastructure needs of the business community:

According to the WIB Sonoma County Workforce Development Plan 2013-2017, Sonoma County is expected to add 22,440 jobs over the next five years (2012-2017). It appears that this projection is on track: According to the Economic Development Board’s 2014 Local Economic Report, all sectors experienced job growth between 2012 and 2013. The three fastest growing sectors account for 76% of these jobs. These sectors are “Professional, Scientific and Technical Services,” “Accommodation and Food Services,” and “Health and Social Assistance.”

The WIB Strategic Plan identifies a need for health care workers as a top priority because health care is a local economic cluster with high paying jobs, many current health care employees are reaching retirement age, and the Affordable Care Act has created additional pressure on available health care services.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Three major transportation infrastructure projects are underway in Sonoma County: widening of the Highway 101 corridor, SMART commuter rail, and runway expansion at the county airport. These projects create both temporary and permanent employment opportunities. The highway widening and commuter rail will ease worker travel within the Urban County and surrounding “commute-shed.”

In addition, some broad economic trends including the Great Recession, the aging and retiring of the baby boomers, and the growth of the Latino community in the County are likely to create job growth and a need for workforce development, as well as put additional pressure on the limited affordable housing stock.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to a 2012 Annual Workforce Development Survey conducted by the Workforce Investment Board there are some significant gaps in the skills and education of the workforce and the employment opportunities in Sonoma County. Approximately 45% of employers in the Manufacturing field, 75% of employers in the Technology and 56% of employers in the “Arts, Entertainment, Accommodations” (Hospitality/Tourism) field indicated that they had difficulty finding employees with the necessary education level and vocational training to fill employment gaps. As part of the survey, employers also identified the skills sought in new employees that they were not finding in the current workforce. Among 11 skills, the top four skills in demand were ability to communicate clearly, think critically, solve problems and make decisions, and to possess basic “soft skills” (i.e. punctuality, professional demeanor).

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In its 2013 Strategic Plan, the Workforce Investment Board has included a major initiative to align business, workforce and education needs to address the employee gap, to prepare job seekers with relevant skills in demand by local businesses. This is supported by a number of programs: an On-the-Job-Training program that provides matching funds to employers who hire employees in need of training; a Job Link program that works with clients to match them

with available jobs; a soft skills development program; and the Sonoma County Youth Ecology Corps that provide workforce training and eco-system education to youth and young adults. These programs complement the Consolidated Plan by creating living wage jobs that will help lower income Sonoma County residents to earn more income and be better able to access market rate housing, although housing cost remains a major challenge, even for working families.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

A CEDS was prepared in 2011 as a collaborative effort by county agencies, local businesses, institutions of higher learning, unions, city staff, and non-profits. The Sonoma County Community Development Commission helped to author the plan. The CEDS covers the entirety of Sonoma County, including the cities of Santa Rosa and Petaluma. An updated CEDS is currently being prepared, as the current version relies heavily on the functions provided by the Commission in its role as the County Redevelopment Agency. Since redevelopment agencies were dissolved in 2012, elements of the plan are no longer viable.

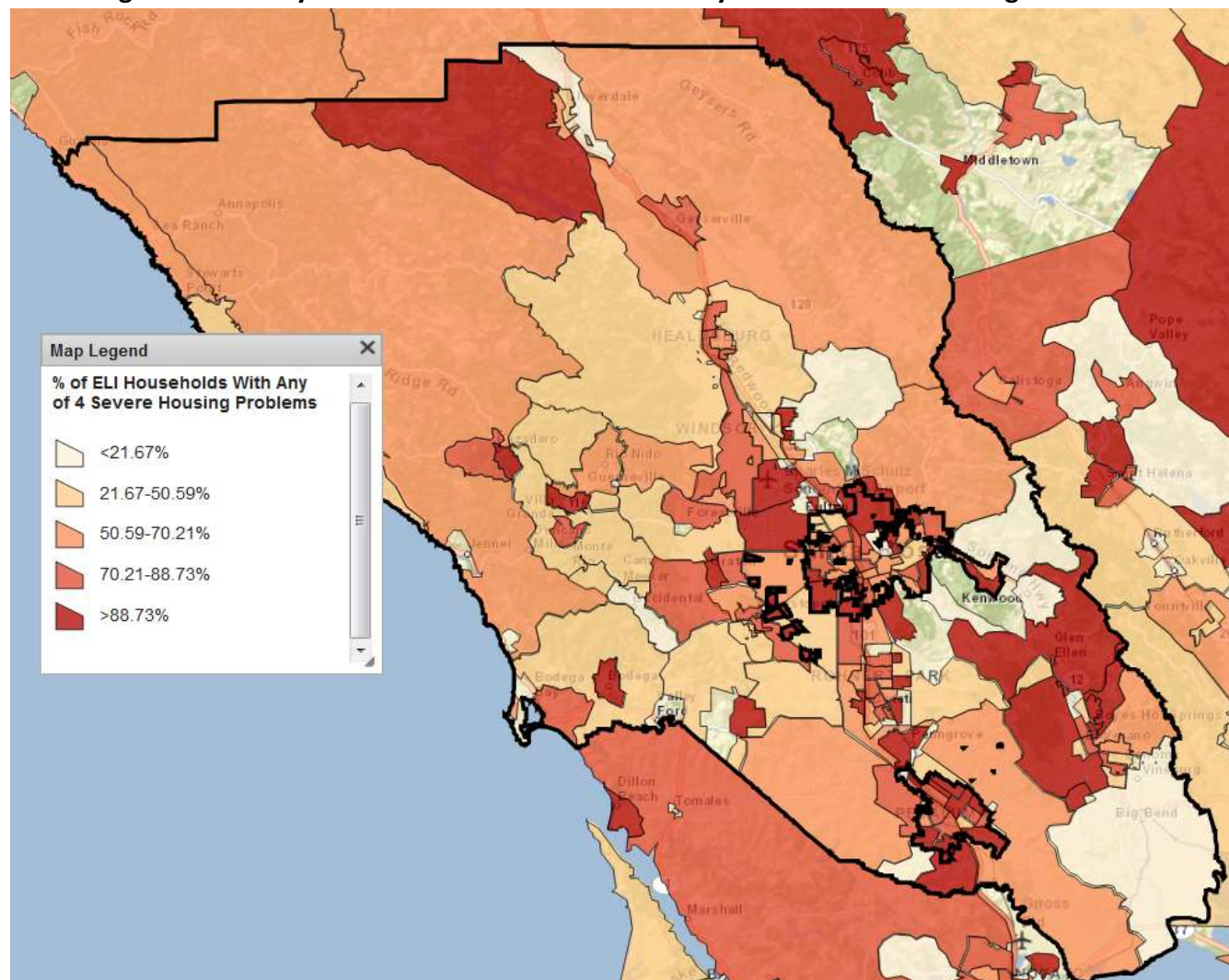
The Commission includes Microenterprise Economic Development as an award category in its funding cycle. The program has funded business incubator programs and Individual Development Account matching programs. During this planning period, the Commission will continue to make funds available to facilitate Microenterprise Economic Development within the Urban County.

MA-50 Needs and Market Analysis Discussion

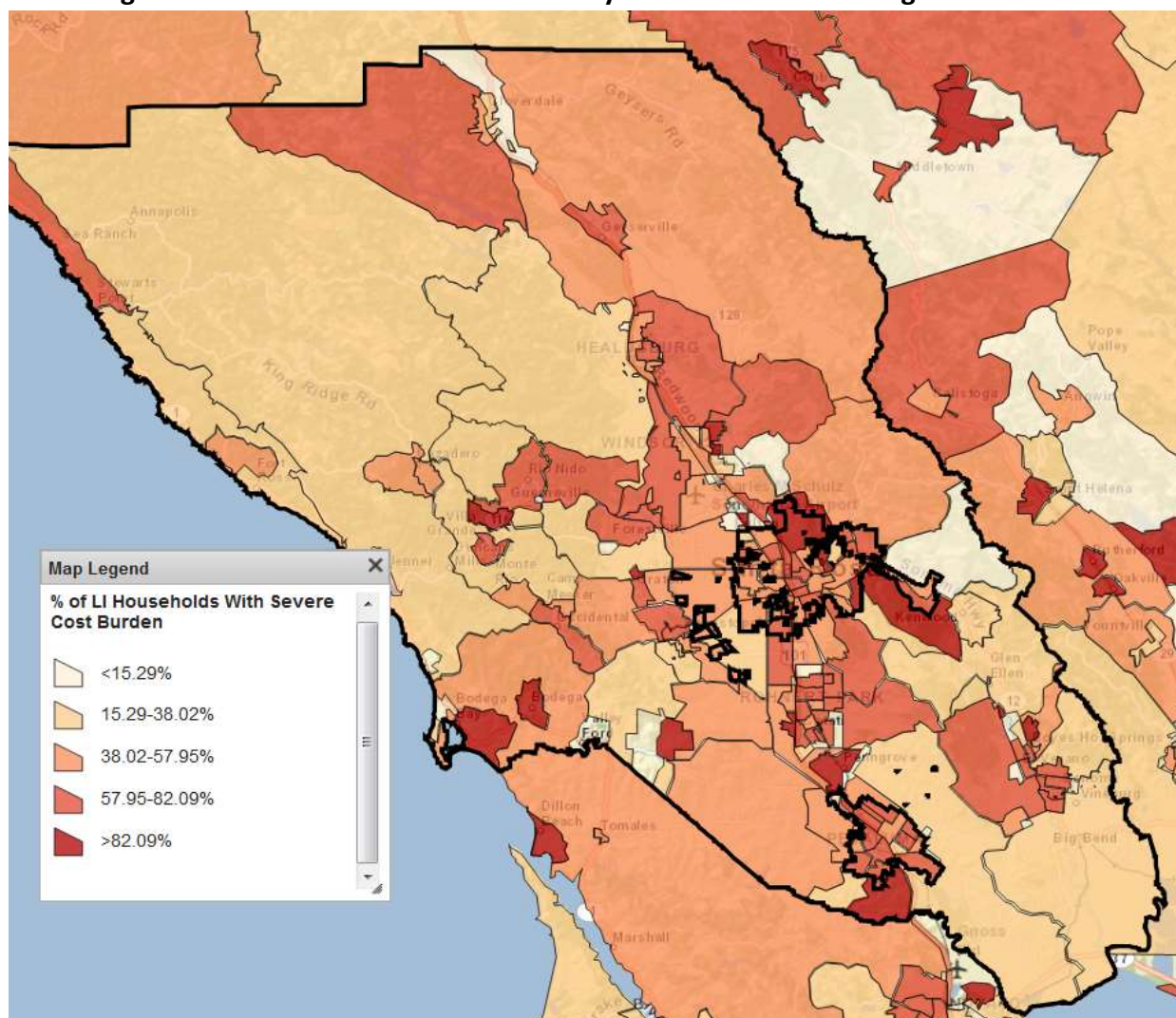
Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The attached maps provided by the HUD Office of Community Planning and Development show the percentage of Extremely Low- and Low-Income Households with Any of Four Severe Housing Problems. As illustrated on the first map, there are approximately 17 census tracts in the Urban County in which more than 88.73% of the Extremely Low-Income population experiences one of four severe housing problems. As illustrated on the second map, there are approximately 13 census tracts in the Urban County in which more than 82.09% of the Low-Income population experiences one of four severe housing problems.

Percentage of Extremely Low Income Households with Any of Four Severe Housing Problems.



Percentage of Low Income Households with Any of Four Severe Housing Problems.



As demonstrated by the maps, the census tracts where severe housing problems affect low-income households are scattered throughout the Urban County. The Urban County does not allocate funds on a geographic basis; instead, funds are allocated to organizations that provide low-income households with housing and supportive services. During each funding cycle, if an applicant applies for funds for a community project or program, a determination is made as to whether the project or program meets federal, state and local objectives.

That said, the three former redevelopment project areas in the County of Sonoma (Roseland, The Springs, and the Russian River) are considered to be priority investment areas by both the Sonoma County Board of Supervisors and in terms of qualifying for Low Mod Area Benefits for the purpose of this Consolidated Plan, and specifically CDBG funding.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For the purpose of this Consolidated Plan, "area of minority concentration" is defined as census tracts in which 51% or more of the population is of minority race or ethnicity. According to Census Data compiled by Measure of America for the Portrait of Sonoma County in 2012, within the Urban County, there are 6 census tracts where the concentration of minority families is more than 51%: The Springs in the Sonoma Valley, Central Healdsburg, and four tracts in unincorporated South Santa Rosa's Roseland and Bellevue neighborhoods.

For the purpose of this Consolidated Plan, "area of low-income concentration" is defined as census tracts in which 51% or more of the population has annual incomes at or below 80% of the area median. Again using the Measure of American Portrait of Sonoma County data, 6 census tracts in the Urban County were identified that have a concentration of low-income households. These areas include the A and B/C/R Sections of Rohnert Park, The Springs in the Sonoma Valley, and three tracts in unincorporated South Santa Rosa's Roseland neighborhood.

What are the characteristics of the market in these areas/neighborhoods?

According to the Census Data collected for the Portrait of Sonoma County prepared by Measure of America, within the census tracts with concentrations of racial and ethnic minorities and concentrations of low-income households, the housing units occupied by renters is 55.41%, compared to 40.1% for Sonoma County as a whole (inclusive of Santa Rosa and Petaluma). The inverse is true for housing units occupied by owners: 44.59% within the identified census tracts and 59.0% for the County as a whole are occupied by owners. In terms of earning potential, the median income for the identified census tracts is \$21,942, which is only 72.6% of the County median; 19.93% of persons in the identified census tracts work in management and related occupations, compared to 33.4% for Sonoma County as a whole; and only 15.89% of residents have at least a bachelor's degree, compared to 31.8% in the County on average.

Are there any community assets in these areas/neighborhoods?

Each of the identified census tracts have unique community character and assets that support local residents.

At the north end of the county, Central Healdsburg has as its hub, the Healdsburg town square. The area is served by two elementary schools, one junior high school, ample downtown retail and a full size grocery store. Other than the town square, the area has limited parks. A large portion of the housing stock is multi-family rental, as demonstrated by the fact that 58.5% of residents are renters.

The Roseland area encompasses four of the identified census tracts and is a designated redevelopment area under California's Redevelopment Law. It retains this designation although there is no longer redevelopment funding available as of 2012. The area features six

schools: five elementary schools and one high school. There are also four small parks and access to the regional Joe Rodota biking and walking trail. The area boasts an active business association and many locally owned businesses, including small grocery stores. The Sonoma County Community Development Commission owns a seven acre parcel at the northern end of the neighborhood which will eventually be developed as mixed use commercial, affordable housing and public space. Even as a vacant parcel, the site supports interim uses and serves as an important community hub: hosting an annual Cinco de Mayo celebration, weekly visits from a mobile pet clinic, mobile food bank, and a weekend farmer's market.

The Rohnert Park A, B, C and R Sections are primarily residential, but feature three neighborhood parks and one elementary school. Las Casitas Mobile Home Park provides affordable rental and ownership options for low-income residents. Within the neighborhood is one small retail center. The following assets are not located within the census tract, but are adjacent to it: a full service grocery store, Elsie Allen High School, Sonoma State University, the Rohnert Park Community Center and Spreckles Performing Arts Center.

The Springs in the Sonoma Valley is also a designated redevelopment area under California Redevelopment Law. The Commission acquired Village Green II in 2014 as part of the winding down of the City of Sonoma Community Development Agency. The property provides 34 units of housing affordable to low-income seniors. La Luz Bilingual Center is a community based non-profit that offers a day labor assistance program, various family services, provides job training and supports cultural events. The day labor service is funded in part by the Sonoma County Board of Supervisors who recognized a lack of resources for day laborers in the area. Also within the area are two elementary schools, a small public park, a public pool, affordable family apartments, and a mobile home park. There are also a few small retail establishments and restaurants.

Are there other strategic opportunities in any of these areas?

As mentioned above, in Roseland, the Commission owns a 7-acre parcel planned for future mixed-use development including retail and affordable housing. In June 2013, after the State of California dissolved redevelopment agencies and seized remaining funds, the Sonoma County Board of Supervisors created a special Reinvestment and Revitalization Fund pledging \$6.6 million for Roseland Village Neighborhood Center over a five-year period. The site will be developed with extensive involvement of the local community. It is likely that the development will include a one acre public plaza, neighborhood serving retail and affordable rental housing.

In addition, through the Health Action Initiative led by the Sonoma County Human Services Department, an agenda for action has been established that targets certain communities for place-based interventions that will improve community well-being. On the agenda are improving neighborhood conditions, improving the safety net for immigrants, addressing

education inequality, reducing youth disconnect and increasing well-paying jobs. Both The Springs and Roseland have been identified as Priority Places for implementing this agenda.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Urban County eight-jurisdiction partnership consists of the unincorporated County and seven incorporated jurisdictions. Two advisory committees, made up of representatives from each jurisdiction and from all of the districts of the County, make recommendations for funding to ensure distribution throughout the region.

Because Sonoma County is such a high cost area in which to build housing and to rent, with a very low vacancy rate and a high rate of homelessness compared to other similar regions, the priority needs within the Urban County are expanding affordable rental housing stock and ending and preventing new homelessness.

The Sonoma County Community Development Commission functions as the responsible entity for distributing, managing, reporting and monitoring of HOME, CDBG and ESG funds. If funding remains level, the Commission anticipates \$12.5 million in these funds over the five year planning period. These funds will be leveraged with local and private dollars to maximize use of federal dollars.

The Urban County has established the following goals for the planning period:

1. Affordable Housing: Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low families and individuals, including those with special needs and those who are homeless or at imminent risk of homelessness.
2. Homelessness: Promote effective and proven strategies for homelessness prevention and intervention county-wide.
3. Non-Housing Community Development: a) Assist in creating and/or replacing infrastructure systems and public facilities that meet the needs of lower income people, people with disabilities, and other special needs subpopulations county-wide; and b) Promote the well-being and economic integration of lower income persons through non-housing services, self-sufficiency programs, job training, and economic development assistance for micro-enterprises to increase job opportunities in the Urban County.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 45 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Urban County eight-jurisdiction partnership consists of the unincorporated County and seven incorporated jurisdictions, the Town of Windsor and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol and Sonoma. Thus, the Urban County service area is all 1,500 square miles of Sonoma County less the areas within the city limits of Petaluma and Santa Rosa, each of which is a separate HUD-entitlement jurisdiction. The funding allocation processes are formulated to serve this vast area. Annually, the two advisory committees charged with forging funding recommendations for ratification by the Sonoma County Board of Supervisors are the Technical Advisory Committee (TAC) and the Community Development Committee (CD Committee). The TAC consists of a representative from each of the seven incorporated jurisdictions. By local policy, 30.5% of the CDBG funds are set-aside for the TAC to recommend for allocation to projects and programs sponsored by member jurisdictions or sponsored by outside agencies, but endorsed by the member jurisdiction. This CDBG set-aside for the TAC assures that the incorporated jurisdictions will see a high percentage of proposed projects and programs funded and implemented within their boundaries.

The balance of the funding recommendations are made by the CD Committee. This Committee has eight members. One is an *ex officio* member appointed by the Director of County Human Services, five are appointed to represent the five Supervisorial Districts, and the final two are tenant representatives that are Housing Choice Voucher (Section 8) participants, at least one of which is formerly homeless and at least one a senior.

The CD Committee makes recommendations for use of HOME and ESG funds, and CDBG funds under three designated categories: County-sponsored, Unincorporated and County-wide, and Public Services. County-sponsored is 15% of the CDBG grant, which is distributed through a competition with proposals submitted by county departments and agencies. The Unincorporated and County-wide category is 19.5% of the CDBG grant and eligible competitive proposals are those that are situated in the unincorporated regions of the county or that by their nature provide a county-wide service (e.g. a homeless shelter). The Public Services category consists of a single competition for four funding sources: 15% of the CDBG award; 92.5% of the ESG award; \$610,000 in local discretionary funding known as Community Services Funds (CSF); and \$250,000 in Low-Mod Income Housing Asset Funds (LMIHAF) that can be used for rapid re-housing or homeless prevention.

This funding allocation process utilizing two committees and five categories helps assure that funds support projects and programs throughout the 1,500 square miles making up Sonoma County. The Urban County's CDBG administration does not utilize Target Areas.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 46 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	All
	Associated Goals	Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low families and individuals, including those with special needs and those who are homeless or at imminent risk of homelessness.

	Description	<p>The Urban County will use all of the HOME funding and a portion of the annual allocation of CDBG funding to support affordable rental housing projects and programs. Assisted activities will include new development and tenant-based rental assistance (HOME funds only).</p> <p>The Urban County will continue to direct the vast majority of CDBG program income and reprogrammed funds to the Housing Rehabilitation program that serves the entire Urban County. Additionally, the Commission will continue to pursue and secure non-federal funding to operate and sustain the Housing Rehabilitation program, which has rehabilitated thousands of units since its inception in the 1970's. The program focus shall remain providing deferred-payment loans and construction management assistance to low-income owner-occupants residing in single family and mobile homes. Investor-owned units will remain eligible provided the owner will execute long-term affordability covenants as detailed in the Housing Rehabilitation program policies.</p>
	Basis for Relative Priority	<p>Based on data provided in needs assessment and the public input received, the need for an increase in affordable rental housing stock, in particular, is a top priority. Expanding the availability of affordable rental housing will help alleviate and prevent homelessness and relieve economic stress on lower income households.</p> <p>The housing rehabilitation program provides below market interest rate loans and grants, and no-cost, wrap-around construction management services to low-income owner-occupants to assist them in staying in a safe and affordable home. In the absence of this program, these households would likely either reside in unsafe or unhealthy homes or be forced to try and secure a new home in an extremely challenging housing market. The vast majority of the clients served are elderly, disabled, or both. For these reasons, this is classified as a high need.</p>
	2 Priority Need Name	Homelessness
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	All
	Associated Goals	Promote effective and proven strategies for homelessness prevention and intervention county-wide.
	Description	The Urban County will prioritize the use of Public Services funding for homelessness and affordable housing purposes. This includes 15% of the CDBG award, 92.5% of the ESG award and \$610,000 in local discretionary funding known as Community Services Funds or CSF; and \$250,000 in Low-Mod Income Housing Asset Funds (LMIHAF) that can be used for rapid re-housing or homeless prevention. For fiscal year 2015-16, for illustration purposes, the total Public Services amount is approximately \$1.2 million.
	Basis for Relative Priority	Sonoma County has one of the highest known rates of homelessness in the nation (7.7 homeless persons per 1,000 residents) and thus, this is a top priority for the community, as reflected in public input commentary and data in the homelessness section of this document.
3	Priority Need Name	Non-Housing Community Development
	Priority Level	High
	Population	Low Non-housing Community Development
	Geographic Areas Affected	All

Associated Goals	<p>a) Assist in creating and/or replacing infrastructure systems and public facilities that meet the needs of lower income people, people with disabilities, and other special needs subpopulations county-wide; and</p> <p>b) Promote the well-being and economic integration of lower income persons through non-housing services, self-sufficiency programs, job training, and economic development assistance for micro-enterprises to increase job opportunities in the Urban County.</p>
Description	A portion of available CDBG funding will be used to support a range of non-housing services, micro-enterprise development assistance, and public improvements targeting and benefiting low income residents of the Urban County.
Basis for Relative Priority	All eight jurisdictional members of the Urban County have ADA-retrofit public facility projects as very high priorities within their own jurisdiction. Thus, this is a high priority for the Urban County as a whole. Funding proposals for program services targeting disabled and other special needs populations, and micro-enterprise assistance to increase job opportunities (and therefore economic self-sufficiency) are also reviewed as high priorities as they help to prevent homelessness and the need for more expensive interventions or ongoing public assistance.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Urban County has a long history of using HOME funds for TBRA. As noted throughout this document, rental housing affordability is a key and critical community concern and Urban County priority. Thus, TBRA services will most likely continue to assist both homeless households and non-homeless households in achieving rental housing affordability.
TBRA for Non-Homeless Special Needs	The Urban County has a long history of using HOME funds for TBRA. As noted throughout this document, rental housing affordability is a key and critical community concern and Urban County priority. Thus, TBRA services will most likely continue to assist both homeless households and non-homeless households in achieving rental housing affordability.
New Unit Production	As detailed in the Needs Assessment and Market Analysis sections of this document, the need for new rental housing stock throughout Sonoma County, especially affordable units, is acute. As discussed in the needs assessment section, the Association of Bay Area Governments (ABAG) has calculated that the Urban County needs to produce over three thousand new housing units in the 2014-2022 time period in order to meet the projected housing needs of the community. In some areas of the County, substantial percentages of the housing stock have been converted to short-term vacation rentals, a commercial usage that exacerbates the housing stock shortfall.
Rehabilitation	Given the shortage of housing units described in the preceding paragraph, preserving existing stock is crucial. The housing rehabilitation program is a mechanism to achieve this for low-income households who do not possess the wherewithal to make needed health, safety, accessibility, and other needed improvements to their homes in the absence of this program and financial assistance.
Acquisition, including preservation	As noted above in "New Unit Production," the expansion of housing stock, particularly affordable rental stock, is a top community need. Real estate transactions are inherently opportunistic, that is, properties will only be available for sale at certain times given the owner's interest and market conditions. Thus, while new production is a clear top priority, opportunities may arise to acquire existing stock and convert it to affordable stock or to preserve existing affordable stock that is subject to converting to market uses. In these instances, strong consideration will be given to intercede to sustain affordable housing stock.

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The amount of CDBG, HOME and ESG funds expected annually is approximately \$2.5 million. Based on consistent historical trends, these funds are expected to leverage many times this amount in other, non-federal funds, each year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,600,000	250,000	0	1,850,000	9,250,000	CDBG will be used for a variety of purposes including housing and homeless projects and programs, ADA retrofit and other public facility/improvement projects, non-housing services, and micro-enterprise programs.
HOME	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab TBRA	600,000	0	0	600,000	3,000,000	HOME funds will be used to finance affordable rental housing development and preservation, and to provide tenant-based rental assistance

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	150,000	0	0	150,000	750,000	ESG funds will be used almost entirely for rapid re-housing programs for homeless persons. A small portion of funds may continue to be used to support shelter operations as may be permitted by regulations.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
McKinney Vento competitive Homeless Assistance (Continuum of Care) funds	Public-federal	Admin and Planning Housing Transitional housing	2,900,000			2,900,000	14,500,000	CoC funds will be used almost entirely for permanent supportive housing projects that currently serve 234 homeless persons, and will increasingly be dedicated to chronically homeless populations. Current transitional housing projects are anticipated to be reallocated to fund new permanent supportive housing. A small portion of funds will continue to be used to support system infrastructure costs such as HMIS data systems, Coordinated Intake and CoC planning and management.
Section 8	Public-federal	Rental assistance	26,200,000			26,200,000	104,800,000	Section 8 funds are used for tenant based and project based vouchers and are administered by the Sonoma County Housing Authority.

Table 48 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Generally speaking, based on consistent historical trends for nearly all affordable housing projects, HOME and CDBG funds can be expected to leverage 3-30 times the amount of funding making up the capital development budget. The funding leveraged includes tax credit equity investment, local affordable housing funds, and State of California housing program funds. For public services, CDBG and ESG typically leverage, in aggregate, similar ratios. These leveraged operational funds include local government funds, private and foundation donated funds, federal Continuum of Care funds, and state ESG program funds. CDBG-funded micro-enterprise and ADA retrofit projects tends to leverage less, in practice, and in some instances, CDBG is the sole source of funding. The funding application process utilized by the Commission requests applicants describe and quantify leveraged funding and the funding policies encourage leveraging by making it an evaluation criteria. Through the funding contract administration process, all awardees are required to rigorously document the amounts and sources of leveraged funds.

HOME Match Requirement: The HOME regulations require a 25% match for all HOME funds used, excluding HOME funds used for CHDO operational expense, and general program administration. The Sonoma County Community Development Commission estimates that the leveraged funds will generate match sufficient to cover the match obligation for the HOME loans to rental housing projects. Any residual match will be credited against the Tenant Based Rental Assistance (TBRA) program match obligation. Any balance of the TBRA match obligation will be drawn from the previously accumulated match that the Commission has earned. The Commission will calculate the match value of the property tax waiver that the projects receive when the rental housing projects become operational and add the match value to the Commission's match tracking system.

ESG Match Requirement: The ESG regulations require grantees to provide a 100% match for all ESG funds used. Any projects to be funded through the Commission must document sufficient match through funds from other sources including but not limited to contributions, client fees, incidental program revenue and rent, foundation grants.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Urban County consists of eight local government jurisdictions and so it is difficult to characterize how publicly-owned land will be used in support of this Plan over the five-year planning period. In general and historically, local government has frequently provided land for many affordable housing projects. This practice has been largely curtailed since 2012 due to the dissolution of redevelopment agencies state-wide. Nevertheless, community discussions continue about the potential to use the limited amount of land owned by local government for this purpose.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Sonoma County Community Development Commission	Other	Affordable Housing – ownership Affordable Housing – rental Economic Development Homelessness Non-homeless special needs Planning Public Housing Neighborhood improvements Public facilities Public services	Jurisdiction
City of Cloverdale	Government	Economic Development Non-homeless special needs Neighborhood improvements Public facilities Public services	Jurisdiction
City of Cotati	Government	Economic Development Non-homeless special needs Neighborhood improvements Public facilities Public services	Jurisdiction
City of Healdsburg	Government	Non-homeless special needs Neighborhood improvements Public facilities Public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF ROHNERT PARK	Government	Economic Development Non-homeless special needs Ownership Rental Neighborhood improvements Public facilities Public services	Jurisdiction
City of Sebastopol	Government	Economic Development Non-homeless special needs Neighborhood improvements Public facilities Public services	Jurisdiction
City of Sonoma	Government	Economic Development Non-homeless special needs Neighborhood improvements Public facilities Public services	Jurisdiction
Town of Windsor	Government	Economic Development Non-homeless special needs Neighborhood improvements Public facilities Public services	Jurisdiction
Sonoma County Fair & Exposition, Inc	Nonprofit organization	Non-homeless special needs Public facilities	Jurisdiction
Burbank Housing Development Corporation	Nonprofit organization	Affordable Housing – ownership Affordable Housing – rental	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community Housing Sonoma County	Nonprofit organization	Affordable Housing – Rental Homelessness	Region
MidPen Housing Corporation	Nonprofit organization	Affordable Housing – Rental	Region
EAH, Inc.	Nonprofit organization	Affordable Housing – Rental	Region
Satellite Affordable Housing Associates	Nonprofit organization	Affordable Housing – Rental	Region
Catholic Charities	Nonprofit organization	Homelessness Non-homeless special needs	Region
Cloverdale Community Outreach Committee	Nonprofit organization	Homelessness Non-homeless special needs	Region
Committee on the Shelterless	Nonprofit organization	Homelessness Non-homeless special needs	Region
Community & Family Service Agency	Nonprofit organization	Homelessness Non-homeless special needs	Region
Community Action Partnership	Nonprofit organization	Homelessness Non-homeless special needs	Region
Community Support Network	Nonprofit organization	Homelessness Non-homeless special needs	Region
Legal Aid of Sonoma County	Nonprofit organization	Homelessness Non-homeless special needs	Region
On The Move	Nonprofit organization	Homelessness Non-homeless special needs	Region
Petaluma People's Service Center	Nonprofit organization	Homelessness Non-homeless special needs	Region
Social Advocates for Youth	Nonprofit organization	Homelessness Non-homeless special needs	Region
Sonoma Overnight Support	Nonprofit organization	Homelessness	Region
The Living Room	Nonprofit organization	Homelessness	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
YWCA Sonoma County	Nonprofit organization	Homelessness Non-homeless special needs	Region

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

CDBG and HOME funds received by the Urban County are administered by the Sonoma County Community Development Commission (Commission).

The Commission relies on private, non-profit organizations as well as for-profit developers to build new, affordable units and rehabilitate existing housing units. The Commission will continue to work closely with these entities to ensure that each year as many new, affordable units are produced as possible. The Commission relies on other public entities to carry out public facility, public improvement, and microenterprise assistance activities, and will continue to support these types of projects over the term of this Plan.

The Commission also relies on the non-profit service sector to provide emergency shelter, transitional housing, rapid re-housing and permanent supportive housing, as well as homeless prevention services and microenterprise assistance. The Commission will continue to support these organizations and their activities to the fullest extent possible.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X

Supportive Services			
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 50 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

For over 40 years, nonprofit housing and service agencies, the County Departments delivering health care, social services and housing, the cities of Santa Rosa and Petaluma, and increasingly other cities, have built a homeless assistance network comprised of more than 90 housing and service programs. Since 1997, the Continuum of Care has provided a backbone infrastructure to lead the system of care towards ending homelessness. In 2013, Sonoma County providers helped 751 people to exit homelessness to permanent housing, and the number of homeless families with children dropped. Those who are able to access homeless housing receive case management, health, mental health and substance abuse treatment, life skills training, transportation, child care, employment services, and more.

The Continuum of Care's 10-Year Homeless Action Plan 2014 Update includes the following key strategies which are summarized below:

- 1) Increase Sonoma County's permanent affordable housing for homeless persons, to meet the need: 4,128 units, 1,734 as new construction and 2,394 in existing housing. Of these units, 923 new affordable housing units are needed in the Urban County.
- 2) Increase incomes through an expanded Work Readiness Initiative and implementation of a SOAR (SSI/SSDI Outreach, Access, and Recovery) Initiative utilizing national best practices to expand access to SSI/SSDI income for people with disabilities.
- 3) Ensure access to integrated health care, by enrolling the vast majority of homeless persons in health coverage, establishing healthcare homes, and ensuring access to both primary and behavioral health care.

Since the 2014 Update was adopted, the Continuum of Care has reorganized its working groups to support these key goals, and engaged national technical assistance to bring best practices to local providers. Concurrent with this Plan, the Commission is developing a housing plan to address the homeless housing needs described in the 10-Year Homeless Action Plan 2014 Update.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Sonoma County's service delivery system benefits from a culture of cooperation between nonprofit agencies, increasing experience with collaborative efforts and deepening trust between agencies, and agencies with a culture of excellence. Consistent staffing of the Continuum of Care over many years has led to a high level of collaborative functioning and understanding of requirements of homeless services

funding streams and development of reliable data upon which to base planning efforts. In addition, through its Upstream Investments Initiative, the County of Sonoma has cultivated a system-wide commitment to evidence-based practice and alignment with other collective impact initiatives.

The 2014 Update to the 10-Year Homeless Action Plan identifies the following significant gaps in the system of care's capacity to address the needs of persons experiencing homelessness:

1. Sonoma County's current homeless population has been homeless longer, and is more medically compromised, than in the past. Two-thirds of the homeless population experienced one or more serious medical conditions, and/or disabling conditions. Many report the vulnerability risk factors that most commonly lead to death on the street (homeless for more than 6 months and experiencing a range of serious medical conditions – or simply being over the age of 60). There is a great unmet need for integrated health care, including substance abuse and mental health treatment, and for case management in permanent supportive housing. Although the Affordable Care Act has introduced new options for providing these services, these resources are not yet available in Sonoma County.

2. One-third of the homeless population is under the age of 25. These include unaccompanied teens, transition-age youth (18-24), young parents (18-24), and children who are homeless with their parents—more than 1,400 persons under the age of 25. People who have experienced trauma at a young age (including homelessness) require intensive services to stabilize in housing. This expertise exists in Sonoma County, but the housing capacity in which to provide these services is severely lacking.

3. The number of homeless veterans remains high. 400 homeless veterans were found in 2013, nearly the same number as in 2011 possibly due to an increase in recently returned Veterans. The vast majority of homeless veterans is unsheltered. The need for assistance far outstrips the sizeable VA Supportive Housing program. Sonoma County has been designated a Priority 1 community by the Veterans Administration, in its efforts to end veteran homelessness, but no Priority 1 awards have yet been made in Sonoma County.

4. As noted throughout this Plan, Sonoma County has a severe shortage of affordable housing. More than half of Sonoma County households spend over 30% of their income on housing; nearly 83% spend more than 45% of their income on housing and transportation combined. The extremely low vacancy rates of recent years have led to extended periods of homelessness while people search for an apartment—even for those with rental assistance.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The 10-Year Plan's 2014 Update identifies three key goals to overcome the gaps in Sonoma County's service delivery system: Housing + Health + Income.

HOUSING: Increase permanent affordable housing to meet the need (4,128 units), requiring 1,015 affordable housing units for extremely low income households; Rapid Re-Housing assistance for 959 households; and 2,154 units of Permanent Supportive Housing. Aligning with national research and

practice, the CoC aims to implement a “Housing First” approach that eliminates barriers or conditions to housing, while providing services to stabilize homeless people.

HEALTH: Ensure access to integrated health care, involving enrolling the vast majority of homeless persons in health coverage and establishing healthcare homes. Partnerships with clinics and County Departments of Health Services and Human Services are essential to ensure that homeless persons may access primary and behavioral health care.

INCOME: Increase incomes, requiring a two-pronged income initiative to address the vast majority of homeless adults who have no income. A Work Readiness Initiative will develop pathways to earned income for approximately half of homeless adults who can work, expanding pre-employment soft-skills preparation and training in homeless services settings, with the goal of connecting participants to existing County services and employment. For the approximately half of all homeless adults who are disabled, a SOAR Disability Income Initiative will convene the many partners providing benefits advocacy, to create the necessary capacity to garner them benefits. The Sonoma County Continuum of Care has recently won an award for SOAR Technical Assistance to build capacity for this effort.

The Sonoma County Community Development Commission is the lead agency for the Sonoma County Continuum of Care and hosts its planning process. The Commission works with the cities of Santa Rosa and Petaluma, to ensure compatibility between the CoC planning process and related Consolidated Plans, Housing Authority Agency Plans, Housing Elements and related policies. The CoC’s membership includes the widest possible representation from the non-profit, governmental, service provider, housing development, law enforcement, faith-based, business, homeless and general communities. The CoC membership meets quarterly to share information, discuss emerging issues, plan solutions, prioritize community needs, and prepare the annual CoC funding submission. The CoC is governed by an elected Board, which addresses policy issues and organizational structure such as the recent restructuring of the CoC working groups to directly address 10-Year Plan goals.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	Affordable Housing	County-wide	Development of new affordable rental housing units Preservation of existing affordable housing stock Assist affordable ownership housing	CDBG: \$1,605,000 HOME: \$6,000,000 Funds from resale of housing units: Amount TBD	Rental units constructed: 40 Household Housing Unit Housing for Homeless added: 10 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 50 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homelessness	2015	2020	Homelessness	County-wide	Homelessness Interventions Homelessness Prevention	ESG: \$750,000 CDBG: \$1,200,000	Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted Homeless Person Overnight Shelter: 750 Persons Assisted Homelessness Prevention: 250 Persons Assisted
3	Non-Housing Community Development	2015	2020	Non-Housing Community Development	County-wide	Public facilities and infrastructure serving low-income communities Projects and Programs Serving Disabled Persons Micro-Enterprise Economic Development	CDBG: \$4,495,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Businesses assisted: 75 Businesses Assisted

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low families and individuals, including those with special needs and those who are homeless or at imminent risk of homelessness.
2	Goal Name	Homelessness
	Goal Description	Promote effective and proven strategies for homelessness prevention and intervention county-wide.
3	Goal Name	Non-Housing Community Development
	Goal Description	Assist in creating and/or replacing infrastructure systems and public facilities that meet the needs of lower income people, people with disabilities, and other special needs subpopulations county-wide; and b) Promote the well-being and economic integration of lower income persons through non-housing services, self-sufficiency programs, job training, and economic development assistance for micro-enterprises to increase job opportunities in the Urban County.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Based on Goal 1 – “Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low families and individuals, including those with special needs and those who are homeless or at imminent risk of homelessness”, the Commission plans to produce at least 40 new units and preserve 20 units of rental housing during the planning period. The Commission prioritizes affordability to extremely low- and very low-income households, as these are the households whose needs are not met in the housing market, therefore, at least 18 of the units will be affordable to extremely low-income households. These numbers include only permanent housing, not rapid re-housing funds or transitional housing.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Sonoma County Housing Authority is not under a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The Housing Authority does not own or operate public housing units. The Sonoma County Community Development Committee (advisory board) includes two Section 8 participants and serves as the Housing Authority's resident Advisory Board.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable. The Sonoma County Housing Authority has been designated as a High Performing Agency fourteen years in a row.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Potential constraints to housing development in the Urban County vary by area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation. Additionally, an analysis of barriers to affordable housing is a mandated component of the Housing Element of the General Plan that the State of California requires be updated every 8 years. Links to the most recent Housing Elements are provided below:

County of Sonoma, 2014 Housing Element Update, Adopted:

http://www.sonoma-county.org/prmd/docs/housing_update/

City of Cloverdale Housing Element, 2015-2023 Public Review Draft:

<http://www.cloverdale.net/DocumentCenter/View/1613>

City of Cotati Housing Element, 2012 Revised Draft:

http://cotati.generalplan.org/sites/default/files/Housing%20Element%20-%20November%202012_compress.pdf

City of Healdsburg Housing Element, 2015-2023 Public Review Draft:

<http://www.ci.healdsburg.ca.us/modules/showdocument.aspx?documentid=14062>

City of Rohnert Park Housing Element, 2015-2023 Public Hearing Draft:

<http://www.ci.rohnert-park.ca.us/Modules/ShowDocument.aspx?documentid=12294>

City of Sebastopol Housing Element, 2014 Draft Housing Element Update:

http://sebastopol.generalplan.org/sites/default/files/Draft-Housing-Element_September-2014.pdf

City of Sonoma Housing Element, 2015-2023 Draft:

http://www.sonomacity.org/uploadimg/Housing_Element_PC_Review_Draft.pdf

Town of Windsor Housing Element, 2015-2023 Adopted:

http://www.windsor2040.com/wp-content/uploads/2015/02/TWHE_Final_2015-2-12_web.pdf

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Potential constraints to housing development in the Urban County vary by jurisdiction and area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation. An analysis of these potential barriers is detailed in each of the Housing Elements of the General Plan for each of the eight jurisdictions composing the Urban County; the County of Sonoma, the Town of Windsor and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol and Sonoma.

Some of the strategies that jurisdictions within the Urban County are likely to pursue to remove barriers to affordable housing are:

- Streamlined permitting for affordable housing developments.
- Fee deferrals and possible waiver of certain zoning standards improve the feasibility of affordable housing developments
- Implementing or revising inclusionary housing ordinances.
- Financing of quality non-profit and for-profit organizations that build affordable housing.

- Reduced parking requirements for affordable housing developments.
- Revising land use and building standards to accommodate non-traditional forms of housing, e.g. "tiny homes"

The Urban County member jurisdictions will continue efforts to implement new strategies and strengthen participation with its partners to expand support for affordable housing programs.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Sonoma County Continuum of Care (CoC) 10-Year Homeless Action Plan and its annual submissions to HUD reflects the demographics, needs and available shelter, housing and services in all three HUD entitlement jurisdictions in order to provide a cohesive homeless services system throughout the County. The goals and strategies outlined below are those of the entire region rather than for the Urban County alone.

Sonoma County Community Development Commission has implemented a Homeless Outreach Services Team (HOST) multi-disciplinary program to engage unsheltered persons living along waterways and in parks, assess their needs with an evidence-based assessment tool, and place people into housing as quickly as possible. Now in its pilot year, the HOST project will be expanded county-wide as resources allow. It is understood that the success of HOST depends not just on street outreach resources, but also on available housing. Thus expansions of street outreach efforts will be accompanied, to the largest extent possible, by commitments of rapid re-housing and other housing resources.

The HOST project works closely with recently-opened Coordinated Intake, which will provide standardized assessment and housing placement for all homeless populations, beginning with the HOST project and families with children who are entering the homeless service system. Through Coordinated Intake and an evidence based assessment that prioritizes persons with high vulnerability or who are chronically homeless, local providers hope to dispense with first-come first-served approaches that prioritize those best equipped to navigate bureaucracies.

Addressing the emergency and transitional housing needs of homeless persons

Strategies include but are not limited to the following:

- Sustaining existing emergency shelter inventory and helping those in shelter exit to permanent housing through expanded rapid re-housing and case management addressing specific barriers to obtaining and retaining housing.
- Creating “housing locator” positions to assist clients in identifying housing opportunities throughout the system of care.
- Implement trauma-informed evidence-based practices to help shelter and transitional housing residents to stabilize and reduce returns to homelessness.
- Implement a SOAR Disability Income Initiative to assist disabled participants to establish income.
- Expand economic stability programming, by coordinating services with local employment training agencies and by offering financial literacy workshops, to help participants achieve long-term stability. Increasing the inventory of permanent supportive housing for homeless households through the development of affordable housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Continuum of Cares 10-Year Homeless Action Plan 2014 Update estimates that 959 units of rapid re-housing are needed to effectively shorten the period of time that individuals and families experience homelessness, and to help them transition to permanent housing and independent living. Based on rapid re-housing costs to date, as of FY 2014-15 adequate resources exist in Sonoma County to assist approximately 186 households with rapid re-housing assistance (including about 50 veteran households through a Supportive Services for Veteran Families grant). In addition to dedicating most Emergency Solutions Grant (ESG) funding to rapid re-housing, the Sonoma County Community Development Commission plans to expand these services by allocating local Low-Mod Income Housing Asset Funds for rapid re-housing to the extent allowable by California law, and to pursue additional funding for rapid re-housing such as Balance of State ESG funding (for programs located in Santa Rosa and Petaluma), CalWORKS, and new Supportive Services for Veteran Families funding.

All families with children in the homeless services system, and those seeking to enter it, are screened with the evidence-based VI-SPDAT screening tool in use by Coordinated Intake. Households scoring in the 5-9 range are referred into rapid re-housing programs pending a full needs assessment. Currently rapid re-housing funding has been limited to a single year, thus services are targeted to households who are judged to have the capacity for self-sufficiency within 12 months. While rapid re-housing is a priority intervention for households with children in particular, it is also being used to assist transition-aged youth and other households of adults only to access affordable housing, especially in shared units. All local rapid re-housing programs require participation in case management, and case management is increased in the last several months as rental assistance decreases, to ensure that the end of assistance does not plunge participants into a new episode of homelessness.

One critical function of all programs seeking to place homeless persons in rental housing is that of a housing locator. As vacancy rates dropped and rental prices soared well above the Fair Market Rent in the past two years, the need for this role at the program level has become ever clearer. In the 2015-2020 period, it will be a priority to establish housing location roles that serve multiple agencies in a cooperative and more cost-effective way.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Several kinds of homeless prevention programs are offered in Sonoma County, including HOPWA-funded Short Term Rental, Mortgage & Utility assistance (STRMU), Supportive Services for Veteran Families (SSVF), several privately funded programs, and ESG-funded prevention assistance. Homeless prevention programs target at least 20% of services to persons considered to be the most likely to become homeless—that is, households that already meet the federal Homeless definitions 2, 3 or 4 at program intake, but which are ineligible for rapid re-housing assistance. The attached Prevention/Diversion program standards describe system-wide efforts to impact housing stability for at-risk households.

As noted in MA-35, Special Needs Facilities and Services, the Sonoma County Community Development Commission has worked through the Continuum of Care to document discharge processes from Sonoma County Behavioral Health (SCBH), identify unaddressed gaps, and design strategies to address incomplete referrals of poly-substance using clients exiting Psychiatric Emergency Services (PES). For enrolled mental health clients, SCBH case managers discharge those at PES to SCBH-funded Opportunity House and Progress Sonoma Crisis Residential facilities. A County Housing Specialist assists with long-term housing. SCBH operates a Jail Mental Health program and has launched a Mobile Support Team that provides mental health consultation to law enforcement partners encountering citizens in apparent mental health crisis. For those clients exiting PES whose crisis is due to substance abuse disorders, the Continuum of Care is participating in multi-party efforts to enhance sobering services and to develop a program to serve chronic inebriates in consultation with hospitals, PES, Detox, emergency medical transport, and police.

Hospitals are now legally responsible for ensuring persons discharged from their care are not routinely discharged into homelessness. Through the Continuum of Care, the Community Development Commission is engaged in the development of recuperative beds funded by the hospitals and operated by Catholic Charities (13-bed Nightingale respite facility, co-located with Santa Rosa Community Health Center's drop-in Brookwood Health Center serving the homeless) and COTS (5 recuperative care beds within its Mary Isaak Center Emergency Shelter with nursing support from Petaluma Health Center). The Commission has recently funded operation of SRCHC's Care Transitions program, which provides nursing visits, and links multiply-disabled patients to a medical home and housing.

Through the Continuum of Care as well as through the Commission's Public Services funding process, the Commission has also worked with the Sonoma County Division of Family, Youth and Children Services (FYC) to mitigate the number of foster youth who become homeless upon reaching their 18th birthday. FYC conducts exit planning at VOICES youth-run multi-service center, which receives operational funding from the Commission. The Continuum of Care developed a housing needs estimate for homeless youth, and participated in planning for California's AB12 Fostering Connections After 18 Act in 2012. The Community Development Commission also collaborated with FYC to convert the County's Russell Avenue emergency shelter into an emergency housing program serving homeless returning foster youth.

Since 2011, California's Public Safety Realignment legislation assigned low- to medium-risk offenders to County Probation, increasing discharges to homelessness in the short run and creating an opportunity for discussing the housing needs of released offenders. The Probation Department is responsible for reducing returns to jail (and prison) by the probationers it supervises, and is actively working towards a Community Corrections Center that would house some homeless probationers. In 2014, County Probation joined the Commission's Homeless Outreach Services Team project, as did the Sheriff's Department and the Santa Rosa Police Department, enabling the Commission to more actively build the necessary relationships to influence jail discharge policies.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Making housing lead-safe is the most effective strategy to protect children from lead poisoning. The Sonoma County Community Development Commission addresses this through proactively disseminating printed information concerning lead-based paint hazards to all residents of housing rehabilitation and rental assistance programs. The Commission's Housing Quality Standards (HQS) Inspectors have received training in visual assessment of lead-based paint hazards and are observant of the existence of this hazard during their property inspections, thereby preventing exposure to lead hazards by identifying the risks before families with children under six years of age move into rental units that are assisted by the Housing Authority.

The Commission's Construction Services Specialists are trained in the identification of lead hazards, proper methods of paint stabilization, interim control, abatement procedures and testing/clearance reports to ensure compliance with all lead hazard reduction requirements during rehabilitation activities. Any dwellings not exempt from HUD's lead hazard reduction provisions (single-room occupancy, dedicated senior housing and housing construction after 1978) renovated under the Housing Rehabilitation Program undergo a lead hazard risk assessment by a state-certified Risk Assessor prior to the formulation of the project's scope of work. Any identified lead hazards are addressed in the scope of work and a certified clearance is obtained before the project is considered complete.

The Commission will also ensure compliance with lead hazard reduction requirements by subrecipients of CDBG, HOME, and ESG funding used to acquire and/or renovate existing buildings for housing or to undertake residential and re-housing service activities through regular monitoring of those activities.

How are the actions listed above related to the extent of lead poisoning and hazards?

Section MA-20 contains a table using ACS 2007-2011 data showing that in the Urban County, there are 37,332 owner-occupied units built before 1980 (thereby being deemed at risk for the presence of lead-based paint) and that 3,329 of those (5%) have children present. The corresponding figures for rental housing are 22,390 units with 2,396 containing children (7%).

The Sonoma County Department of Health Services (DHS) has identified seven unincorporated localities where over fifty percent of the housing units were constructed prior to 1960 and thereby exhibit the highest probability of exposing the residents to lead-based paint hazards: Rio Nido (84%), Guerneville (69%), Camp Meeker (68%), West Petaluma (57%), Monte Rio (57%), Stewart's Point (57%) and Glen Ellen (53%). DHS estimates that 2,320 children, aged 1 to 15 years, have some degree of lead poisoning and reports that over two-thirds of the children from 0 to 5 years of age are reported to have elevated blood lead levels are of Hispanic ethnicity.

How are the actions listed above integrated into housing policies and procedures?

See discussion in first question.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

In July 2011, the County of Sonoma adopted an Upstream Investments strategic policy initiative. The initiative is based on the philosophy that poverty can be eliminated by investing early and wisely in collaboration across agencies in prevention-focused policies and interventions. The mission of Upstream Investments is to increase equality and reduce monetary and societal costs for all residents within a community. The vision is that poverty will be eliminated and that all people will have equal opportunity for quality education and good health in nurturing home and community environments.

The Upstream Initiative is sponsored by the Board of Supervisors and led by an Ad Hoc Committee that includes representatives from 25 organizations. The County uses General Fund dollars to support the initiative and provides staffing through the Human Services Department. Many departments, including the Sonoma County Community Development Commission, participate in workgroups and align their work with the initiative.

The Upstream Initiative sets four goals, each accompanied by a set of measurable indicators of success that are monitored in order to track progress. The four goals are healthy development of children; access to education and training; safe shelter and support; and a thriving, diverse economy. With its slogan, “Invest early, invest wisely, and invest together,” the Upstream Initiative has led County-funded agencies to strategically invest in prevention-oriented programs, support the adoption of evidence-based practices, and engaged all local funders in impacting poverty together.

A tandem initiative is the Department of Health Service’s Health Action Initiative. Health Action aims to move beyond a narrowly defined focus on sickness and medical care to take into account a wide range of determinants of well-being and health. The Health Action vision is that by 2020 Sonoma County will be a healthy place to live, work, and play and a place where people thrive and achieve their life potential. The initiative identifies 10 goals related to economic opportunities, living and working conditions in homes and communities, access to healthy food and activities, as well as access to quality health care.

Upstream Investments and Health Action initiatives have aligned their efforts to ensure that County social services efforts move in a common positive direction. The Continuum of Care has aligned its 10-Year Homeless Action Plan goals with Upstream and Health Action goals and indicators of success wherever possible to create a unified County anti-poverty strategy.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Both the Upstream Investment and Health Action Initiatives have a goal of safe and healthy housing for all Sonoma County residents. The Upstream Investments Indicators of Success include an increase in housing affordability and a decrease in homelessness. The Continuum of Care, coordinated by the Community Development Commission, has aligned its strategic initiatives to address these local anti-poverty efforts, through collaboration on expanding income strategies for homeless persons, assisting

adults and youth to complete a high school education, lowering the percentage of people living below the poverty level, and increasing incomes to 300% of the poverty level. In addition to these efforts, the Commission plays a role in the governance of the Upstream Investments Policy: Executive Director, Kathleen Kane, sits on the Upstream Investments Policy Committee and Portfolio Review Appeal Committee.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Projects and programs that are funded with CDBG, ESG, and HOME monies are subject to monitoring. All subrecipients receiving CDBG Public Services funds are monitored on a regular basis through the submittal of either monthly, quarterly, or one-time reports to Commission staff, as identified in their annual Funding Agreements. Each report provides statistics on the program participants and a narrative on the activities undertaken during the reporting period. Each subrecipient also submits an annual report at the end of the contract term summarizing their accomplishments for the year. The information that is provided to the Sonoma County Community Development Commission staff is input into HUD's Integrated Disbursement and Information System (IDIS). On either a monthly, quarterly, or one-time basis, dependent upon the Funding Agreement, the subrecipients submit reimbursement requests including proof of payment for all expenses. Commission staff reviews the financials and program records of each subrecipient annually; a selection of these reviews are done on-site, and the remainder are desktop reviews.

For all capital improvement projects, the Commission collects income and asset verifications, demographic data, verification of insurance, and ownership verification, if applicable. All projects are inspected during construction to ensure that all work is in compliance with the originally proposed scope. Most construction projects are subject to the National Environmental Protection Act (NEPA). The Commission has NEPA compliance trained staff who conduct an Environmental Review of each project. Finally, for all capital improvement projects subject to Davis-Bacon Labor Standards, the Commission conducts in-house desk reviews and on-site interviews to ensure wage compliance of all contractors.

For organizations that receive HOME or CDBG funds for development of housing, long-term affordability controls are recorded in conjunction with the funding documents. Commission staff conducts compliance reviews as required by the program regulations or as deemed prudent. In addition, each recipient of funds is subject to federal audit requirements. The Commission has monitoring and compliance procedures in place to ensure that any deficiencies or findings are handled consistently. For rental complexes that have received funding through the CDBG or HOME programs, regular reporting and compliance monitoring is conducted by Commission staff. For HOME units, monthly reporting includes information on the number of household members; household income level; whether the household receives HCV rental assistance; the bedroom size of the unit, the rent being charged; the maximum rent that can be charged for the unit; and the household's recertification date. HOME units are subject to regular on-site monitoring per the HOME Regulations.

The CDBG, ESG, and HOME programs' performance is evaluated by staff at the end of the Commission's fiscal year, June 30th. That review is incorporated into the Consolidated Annual Performance and Evaluation Report (CAPER).

On an annual basis, the Commission submits the CDBG and HOME Minority Owned and Women Owned Business Report to HUD. The Commission encourages participation from minority and women business enterprises. This effort includes notices in bid solicitation, newspaper advertisements and contract clauses requiring contractors, to the greatest extent feasible, to provide opportunities for training and employment for minority and women business enterprises.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The amount of CDBG, HOME and ESG funds expected annually is approximately \$2.5 million. Based on consistent historical trends, these funds are expected to leverage many times this amount in other, non-federal funds, each year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,600,000	250,000	0	1,850,000	9,250,000	CDBG will be used for a variety of purposes including housing and homeless projects and programs, ADA retrofit projects, and micro-enterprise programs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	600,000	0	0	600,000	3,000,000	HOME funds will be used to finance affordable rental housing and to provide tenant-based rental assistance

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	150,000	0	0	150,000	750,000	ESG funds will be used entirely, or nearly so, for rapid re-housing programs for homeless persons

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
McKinney Vento competitive Homeless Assistance (Continuum of Care) funds	Public-federal	Admin and Planning Housing Transitional housing	2,900,000			2,900,000	14,500,000	CoC funds will be used almost entirely for permanent supportive housing projects that currently serve 234 homeless persons, and will increasingly be dedicated to chronically homeless populations. Current transitional housing projects are anticipated to be reallocated to fund new permanent supportive housing. A small portion of funds will continue to be used to support system infrastructure costs such as HMIS data systems, Coordinated Intake and CoC planning and management.
Section 8	Public-federal	Rental assistance	26,200,000			26,200,000	104,800,000	Section 8 funds are used for tenant based and project based vouchers and are administered by the Sonoma County Housing Authority.

Table 52 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Generally speaking, based on consistent historical trends for nearly all affordable housing projects, HOME and CDBG funds can be expected to leverage 3-30 times the amount of funding making up the capital development budget. The funding leveraged includes tax credit equity investment, local affordable housing funds, and State of California housing program funds. For public services, CDBG and ESG typically leverage, in aggregate, similar ratios. These leveraged operational funds include local government funds, private and foundation donated funds, federal Continuum of Care funds, and state ESG program funds. CDBG-funded micro-enterprise and ADA retrofit projects tends to leverage less, in practice, and in some instances, CDBG is the sole source of funding. The funding application process utilized by the Commission requests applicants describe and quantify leveraged funding and the funding policies encourage leveraging by making it an evaluation criteria. Through the funding contract administration process, all awardees are required to rigorously document the amounts and sources of leveraged funds. HOME Match Requirement: The HOME regulations require a 25% match for all HOME funds used, excluding HOME funds used for CHDO operational expense, and general program administration. The Sonoma County Community Development Commission estimates that the leveraged funds will generate match sufficient to cover the match obligation for the HOME loans to rental housing projects. Any residual match will be credited against the Tenant Based Rental Assistance (TBRA) program match obligation. Any balance of the TBRA match obligation will be drawn from the previously accumulated match that the Commission has earned. The Commission will calculate the match value of the property tax waiver that the projects receive when the rental housing projects become operational and add the match value to the Commission's match tracking system.

ESG Match Requirement: The ESG regulations require grantees to provide a 100% match for all ESG funds used. Any projects to be funded through the Commission must document sufficient match through funds from other sources including but not limited to contributions, client fees, incidental program revenue and rent, foundation grants.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Urban County consists of eight local government jurisdictions and so it is difficult to characterize how publicly-owned land will be used in support of this Plan over the five-year planning period. In general and historically, local government has frequently provided land for many affordable housing projects. This practice has been largely curtailed since 2012 due to the dissolution of redevelopment agencies state-wide. Nevertheless, community discussions continue about the potential to use the limited amount of land owned by local government for this purpose.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	Affordable Housing	County-wide	Development of new affordable rental housing units Preservation of existing affordable housing stock Assist affordable ownership housing	CDBG: \$321,000 HOME: \$1,200,000 Funds from resale of housing units: Amount TBD	Rental units constructed: 8 Household Housing Unit Housing for Homeless added: 2 Household Housing Unit Rental units rehabilitated: 4 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted
2	Homelessness	2015	2020	Homelessness	County-wide	Homelessness Interventions Homelessness Prevention	ESG: \$150,000 CDBG: \$240,000	Tenant-based rental assistance / Rapid Rehousing: 17 Households Assisted Homeless Person Overnight Shelter: 736 Persons Assisted Homelessness Prevention: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Non-Housing Community Development	2015	2020	Non-Housing Community Development	County-wide	Public facilities and infrastructure serving low-income communities Projects and Programs Serving Disabled Persons Micro-Enterprise Economic Development	CDBG: \$899,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Businesses assisted: 15 Businesses Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low families and individuals, including those with special needs and those who are homeless or at imminent risk of homelessness.
2	Goal Name	Homelessness
	Goal Description	Promote effective and proven strategies for homelessness prevention and intervention county-wide.
3	Goal Name	Non-Housing Community Development
	Goal Description	a) Assist in creating and/or replacing infrastructure systems and public facilities that meet the needs of lower income people, people with disabilities, and other special needs subpopulations county-wide; and b) Promote the well-being and economic integration of lower income persons through non-housing services, self-sufficiency programs, job training, and economic development assistance for micro-enterprises to increase job opportunities in the Urban County.

Projects

AP-35 Projects – 91.220(d)

Introduction

In FY 2015-2016, Sonoma County will receive \$1,646,115 in CDBG funds. CDBG funds will be used for housing, public services, micro-enterprise economic development, public improvements, and public facilities. Federal regulations impose a 15 percent maximum cap on funding to be expended for public service activities. Administrative costs are limited to 20 percent of the total CDBG funding and program income received.

In FY 2015-2016, Sonoma County will receive \$631,026 in HOME Program funds. Federal regulations require a minimum of 15 percent of each year's HOME allocation to be set-aside for projects sponsored by Community Housing Development Organizations (CHDOs). In addition, maximum funding in an amount equal to the lesser of 5 percent of the total HOME award or \$50,000 for operational support for approved Community Housing Development Organizations (CHDO's) is allowed as an eligible activity. Administrative costs are limited to 10 percent of the annual HOME allocation and program income received.

Sonoma County will receive \$144,160 in FY 2015-2016 ESG funds. This year three proposals are recommended for funding—one for a homeless shelter, one for a rapid re-housing program, and one a homelessness prevention program.

Projects

#	Project Name
1	Catholic Charities - Family Support Center
2	Catholic Charities - Homelessness Prevention
3	Catholic Charities - Rapid Re-housing
4	Catholic Charities - Supportive Housing Programs
5	Committee on the Shelterless - Mary Isaak Center Emergency Shelter
6	Committee on the Shelterless - MIC Family Transitional Housing
7	Petaluma People's Service Center - Sonoma County Fair Housing
8	Sonoma County Fair & Exposition, Inc. - ADA Hall of Flowers Restroom
9	Sonoma County General Services - La Plaza Offices ADA
10	Sonoma County Regional Parks - Maxwell Farms Regional Parks ADA Improvements
11	Burbank Housing Development Corporation - Crossroads Apartments
12	Community Action Partnership of Sonoma County - Microenterprise Business Development
13	The Living Room Center - The Living Room Kitchen
14	Community Housing Sonoma County - Robinson Road Transitional Housing
15	Community Housing Sonoma County - CHDO Operating Funds
16	City of Cloverdale - Economic Development Program
17	City of Cloverdale – City ADA Improvements
18	City of Cotati – Cader Field ADA Improvements
19	City of Healdsburg – ADA Sidewalk Ramps Project Phase 5
20	City of Rohnert Park – ADA Upgrades Alicia and Colegio Vista Parks Restrooms
21	City of Sebastopol – ADA Transition Plan Improvements

#	Project Name
22	Town of Windsor – Town Green Playground ADA Retrofit

Table 54 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funding allocation priorities are based upon the Funding Policies which are adopted by the Sonoma County Board of Supervisors annually. The Community Development Committee, an advisory committee appointed by the Board, and which includes Supervisorial District, Human Services Department, and Housing Choice Voucher Program representatives, meets in public hearings to review the applications. The prior funding year performance, if applicable, is reviewed, as is the readiness to move forward with a project. Based upon the Funding Policies, the Committee makes recommendations to the Board. Beyond those represented in Tab 3, 15 additional projects addressing homelessness were funded with local resources. The main obstacle to addressing underserved needs is that there is insufficient funding to provide resources for all projects and programs that apply.

AP-38 Project Summary

Project Summary Information 1	Project Name	Catholic Charities - Family Support Center
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$13,498 ESG: \$61,502
	Description	Families at Catholic Charities' 138-bed Family Support Center receive emergency shelter, food, clothing, medical and dental care, and implement action plans to overcome homelessness.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	130 homeless families with children
	Location Description	465 A Street, Santa Rosa, CA 95401
2	Planned Activities	Family action plans emphasize life skills training and include obtaining employment, housing, and meeting the educational, emotional and developmental needs of the family's children. Child-centered services in this short-term emergency shelter include tutoring and a liaison to local schools, on-site childcare, and a youth center with supervised activities and field trips. Parents receive help obtaining employment and/or public benefits, money management, housing search assistance, parenting education and support for their active maintenance of sobriety and mental health. Most families who graduate from the Family Support Center move into either independent housing or one of Catholic Charities' transitional or supportive permanent housing units.
	Project Name	Catholic Charities - Homelessness Prevention
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: \$7,846

	Description	Catholic Charities' Homelessness Prevention Program provides financial assistance and tailored support services to stabilize low-income families or individuals at imminent risk of homelessness. ESG dollars will be matched with \$59,154 in local funds to assist extremely low-income families to remain housed.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	50 extremely low income families at imminent risk of homelessness.
	Location Description	465 A Street, Santa Rosa, CA 95401
	Planned Activities	Financial aid may include security deposits, rent and/or utility payments. Support services include advocacy with landlords, budgeting and financial literacy education, Coach 2 Career program to increase employment income when possible, public benefits enrollment assistance, resource advising and referrals, and case management to create and implement a housing stability plan. For participants requiring housing relocation to better align rental expense with household income, the Program assists with housing location. As a result, children and adults will avoid the trauma of homelessness and prevent further pressure on the local shelter system which is struggling with growing wait lists.
3	Project Name	Catholic Charities - Rapid Re-housing
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: \$64,000
	Description	Catholic Charities' Rapid Re-Housing will provide rental assistance, housing placement, and case management to guide homeless families or individuals into permanent housing and support their transition to independence.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	50 homeless families
	Location Description	465 A Street, Santa Rosa, CA 95401
	Planned Activities	Client selection involves outreach with shelters and other programs serving people in crisis. Potential clients are assessed using an intensive Support Assessment Tool and Triage Tool based on National Alliance to End Homelessness standards which analyze income, family size, and risk factors for homelessness. Program staff will perform housing inspections and facilitate landlord-tenant negotiations to enter into and maintain housing agreements. Case management focuses on increasing income, maintaining sobriety and mental health, and meeting needs of client children. Monthly after-care check-ins during the first year post program exit further reduces the likelihood of a return to homelessness.
4	Project Name	Catholic Charities - Supportive Housing Programs
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$20,000
	Description	Supportive Housing prepares clients for long-term success through comprehensive case management which tapers as clients' need for support decreases
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	115 households; families or single adults exiting shelters or referred by drug rehabilitation programs.
	Location Description	465 A Street, Santa Rosa, CA 95401

	Planned Activities	Client strengths are assessed and supported to maintain sobriety and mental health, increase income and financial stability, and support social, physical, and academic development of children served. Staffing includes a "Housing Locator" to aid in housing search, act as a mediator with landlords, and expand agency inventory of master lease properties.
5	Project Name	Committee on the Shelterless - Mary Isaak Center Emergency Shelter
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$119,392
	Description	Mary Isaak Center Emergency Shelter provides 100 beds and supportive services to homeless single adults for up to six months; additional beds during severe weather, and day use for homeless adults not housed.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	606 homeless single adults
	Location Description	900 Hopper Street, Petaluma, CA 94952
	Planned Activities	Day use participants are offered voluntary case management services to assist with meeting basic needs and facilitate entry into COTS programs. The Emergency Shelter also includes a Medical Respite Unit, caring for clients exiting local hospitals who would otherwise use hospital emergency services. Clients live and work toward goals in a focused, drug and alcohol-free environment; receive essential services/support (meals, clothing, medical, etc.). Clients access programs that provide a foundation for sustained success; empower them to meet life's challenges/overcome barriers that led to homelessness.
6	Project Name	Committee on the Shelterless - MIC Family Transitional Housing

	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$41,527
	Description	The Mary Isaak Center 2nd floor is home to COTS Family Center, providing cost effective Transitional Housing to homeless families with children. Families live in private rooms with shared kitchen and bath facilities for up to one year. CDBG funds will be matched with \$35,473 in local funds to assist homeless families to exit homelessness.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	18 homeless families with children
	Location Description	900 Hopper Street, Petaluma, CA 94952
	Planned Activities	Family members receive case management; participate in Triple P and COTS Kids First award winning parenting classes, and have access to a full range of services designed to empower families to meet life's challenges and overcome barriers that led to their homelessness. COTS programs provide a foundation for sustained success for families who live and work toward goals in a focused, drug & alcohol-free environment designed to meet needs of both children and adults. Our goal is to provide lifeline support and break the cycle of homelessness.
7	Project Name	Petaluma People's Service Center - Sonoma County Fair Housing
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable rental housing Sustain Existing Housing Stock
	Funding	CDBG: \$52,500
	Description	Fair Housing Sonoma County, provided by Petaluma People Services Center (PPSC) promotes equal access to housing.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	2,800 households at risk of housing discrimination
	Location Description	1500 Petaluma Blvd. South, Petaluma, CA 95952
	Planned Activities	Fair Housing Sonoma County, provided by Petaluma People Services Center (PPSC), works to eliminate housing discrimination and to ensure equal housing opportunity for all people through leadership, education, conciliation, outreach, advocacy and engaging with enforcement agencies if necessary. The program provides support services and referrals that aid in the prevention of homelessness and promote permanent housing conditions.
8	Project Name	Sonoma County Fair & Exposition, Inc. - ADA Hall of Flowers Restroom
	Target Area	
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Projects and Programs Serving Disabled Persons
	Funding	CDBG: \$91,917
	Description	ADA Upgrade to the Hall of Flowers Men & Women's Restroom
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	All disabled persons using Sonoma County Fair facilities. The 2009-2013 American Communities Survey estimates that there are 27,879 persons with disabilities in the Urban County.
	Location Description	1350 Bennett Valley Road, Santa Rosa, CA 95404
	Planned Activities	This project will remove ADA barriers at the Hall of Flowers toilet rooms. The facility served by these toilet rooms receives heavy and continuous use during the County Fair and other events throughout the year. In future years, the newly completed ADA master plan will connect these facilities with an ADA compliant path of travel.

9	Project Name	Sonoma County General Services - La Plaza Offices ADA
	Target Area	
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Projects and Programs Serving Disabled Persons
	Funding	CDBG: \$80,000
	Description	Project will remove ADA barriers and replace with code compliant ADA parking and paths of travel on the north and south parking lots serving the County's La Plaza A and B buildings.
	Target Date	10/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	All disabled persons using County Center facilities. The 2009-2013 American Communities Survey estimates that there are 27,879 persons with disabilities in the Urban County.
	Location Description	2300 County Center Drive, Santa Rosa, CA 95403
10	Planned Activities	This project will remove ADA barriers and replace them with code compliant ADA parking and paths of travel for public use. The work is located at the north and south parking lots serving the County's La Plaza A and B buildings. The two buildings house programs that receive significant public traffic for services offered by Regional Parks, Energy, County Clerk and a congressman. The proposed path of travel work is part of an on-going plan to upgrade accessibility. Recently completed work includes upgraded toilet rooms, signage and auto door openers at compliant main entries
	Project Name	Sonoma County Regional Parks - Maxwell Farms Regional Parks ADA Improvements
	Target Area	
	Goals Supported	Non-housing Community Development
	Needs Addressed	Projects and Programs Serving Disabled Persons
	Funding	CDBG: \$75,000
	Description	This project removes existing barriers and provides ADA improvements to Maxwell Farms Regional Park, including accessible parking, path of travel, and renovations to existing restroom, accessible tables, benches, and installation of high-low drinking fountains.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	All disabled persons using Maxwell Farms Regional Park. The 2009-2013 American Communities Survey estimates that there are 27,879 persons with disabilities in the Urban County.
	Location Description	100 Verano Avenue, Sonoma, CA 95476
	Planned Activities	This project will remove existing barriers and provide ADA improvements to Maxwell Farms Regional Park. This project includes accessible parking, path of travel, renovations to an existing restroom, accessible tables, benches, and installation of high-low drinking fountains. This is a portion of the \$384,000 in ADA improvements identified in the County's Self Evaluation and Transition Plan. This 82.15-acre regional park supports 320,966 visits per year, making it our most used park in Sonoma Valley. Park attractions include multi-use sports fields, tennis and volleyball courts, an ADA accessible children's playground and picnic facilities along with 2.5 miles of nature trails. The park also houses the popular Macdougland Skateboard Park and the Valley of the Moon Boys & Girls Club.
11	Project Name	Burbank Housing Development Corporation - Crossroads Apartments
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable rental housing
	Funding	CDBG: \$170,992 HOME: \$441,729
	Description	Crossroads is a proposed 79-unit multifamily rental development which will serve Sonoma County households earning between 30% and 60% of area median income.
	Target Date	1/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	78 low- very low-, and extremely low-income families.
	Location Description	1980 - 2010 Burbank Avenue, Santa Rosa, CA 95407
	Planned Activities	Crossroads is a proposed 79–unit multifamily rental development which will serve Sonoma County households earning between 30% and 60% of area median income. The design includes 22 one-bedroom, 24 two-bedroom, and 33 three-bedroom units, on-grade parking, and indoor and outdoor community spaces. Twenty-four units will be affordable to households at 30% AMI, 16 units affordable to households at 40% AMI, 16 units at 50% AMI and 22 units at 60% AMI; one 3-bedroom unit will be reserved for the Resident Manager. We are applying for 19 PBVs, which will improve affordability for ELI and VLI households. The development will be well served by public transportation and near public schools, shopping, and services.
12	Project Name	Community Action Partnership of Sonoma County - Microenterprise Business Development
	Target Area	
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Micro-Enterprise Economic Development
	Funding	CDBG: \$75,000
	Description	Community Action Partnership of Sonoma County's (CAPSC) Center for Economic Success (CES) Microenterprise Business Development (MBD) program
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	15 small businesses will be started
	Location Description	1300 North Dutton Avenue, Santa Rosa, CA 95401

	Planned Activities	The MBD program's goal is to help low-income communities to start new and expand existing micro businesses, resulting in increased opportunities for employment; increased income and wealth; overall improvement in the ability of residents to lead self-sufficient lives and achieve economic stability. In addition to offering training sessions in English and Spanish and providing mentoring/coaching services, CAPSC also collaborates with local chambers, financial institutions, private businesses and other agencies to enhance services and provide financial assistance to the participants. The MBD program strategically leverages the Individual Development Account (IDA) to create micro funds for the participants in the program.
13	Project Name	The Living Room Center - The Living Room Kitchen
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$75,000
	Description	Install a commercial kitchen in new upgraded facility that serves homeless and at-risk women and children.
	Target Date	8/15/2015
	Estimate the number and type of families that will benefit from the proposed activities	55 breakfasts and 70 lunches per day for homeless women and children.
	Location Description	1207 Cleveland Avenue, Santa Rosa, CA 95401

	Planned Activities	The Living Room is in its 21st year of providing day services to homeless women and children in Sonoma County. It remains the only day center for the homeless serving exclusively women and children. Our participants are in various situations including sleeping outside, living in cars and staying in emergency shelters that are closed during the day. We serve an average of 55 breakfasts and 70 lunches each weekday for a total of nearly 30,000 meals per day. We have to move. We are over capacity in our program rooms. We have secured a new facility with several buildings on a 1/2 acre, but it needs a commercial kitchen. Our meals are very nutritious and our food costs are incredibly low; less than .40 cents per meal. Our food program brings people in for other critical services such as mental health counseling.
14	Project Name	Community Housing Sonoma County - Robinson Road Transitional Housing
	Target Area	
	Goals Supported	Affordable Housing Homelessness
	Needs Addressed	Affordable rental housing Homelessness
	Funding	HOME: \$243,301
	Description	Robinson Road Transitional Housing will create 14 beds of transitional housing for unaccompanied adults who are experiencing homelessness after exiting drug and alcohol treatment and/or the criminal justice system.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	14 adults experiencing homelessness after exiting drug and alcohol treatment and/or the criminal justice system, with a preference for veterans.
	Location Description	778 Robinson Road, Sebastopol, CA 95472

	Planned Activities	CHSC is requesting HOME CHDO financing in the amount of \$234,588 to help acquire and develop 778 Robinson Road, Sebastopol to create 14 beds of transitional housing for unaccompanied adults who are experiencing homelessness after exiting drug and alcohol treatment and/or the criminal justice system. There will be a preference for veterans at this property. 50% of the beds will be affordable to people living at or below 30% AMI. CHSC will provide on-site staffing and Program Director staffing for this property as part of a new initiative to create housing and supportive services for unaccompanied adults exiting treatment and the criminal justice system through realignment with a veterans preference.
15	Project Name	Community Housing Sonoma County - CHDO Operating Funds
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable rental housing
	Funding	HOME: \$31,540
	Description	Operating funds to allow Community Housing Sonoma County to serve the most vulnerable, hard-to-serve populations throughout Sonoma County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	131-A Stony Circle, Suite 500, Santa Rosa, CA 95401

	Planned Activities	Community Housing Sonoma County is requesting a \$50,000 operating grant from the HOME Program. The HOME Program recognizes the important contribution of CHDOs, which are by definition small, grassroots organizations that serve a critical development function, yet because of their size, are often difficult to fund through traditional financing sources. \$50,000 will provide 20% of the organization's budget and thereby enable it to continue serving the most vulnerable, hard-to-serve populations throughout Sonoma County. Most of its projects are complicated, and often require much more substantial time and cost to develop or acquire. These projects typically require that CHSC help to build the capacity of social service agencies who deliver services to the residents housed in CHSC's developed properties.
16	Project Name	City of Cloverdale - Economic Development Program
	Target Area	
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Micro-Enterprise Economic Development
	Funding	CDBG: \$10,000
	Description	The City of Cloverdale CAFE Program provides business education and consulting services specifically targeted toward
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 low-income individuals
	Location Description	Cloverdale, CA
	Planned Activities	The program will provide businesses education and consulting services specifically targeted toward micro-enterprise with the intent to reduce out-commute be developing and expanding jobs and opportunities for Cloverdale residents to work in Cloverdale.
17	Project Name	City of Cloverdale - City ADA Improvements
	Target Area	
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Projects and Programs Serving Disabled Persons

	Funding	CDBG: \$120,000
	Description	Sidewalk and street improvements to improve ADA accessibility and safety.
	Target Date	10/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	South Cloverdale Boulevard between Citrus Fair Drive and South Franklin Street
	Planned Activities	This project would remove existing architectural barriers through the construction of ADA street and sidewalk improvements including removing and replacing sections of broken and uneven sidewalk, relocating and replacing signs located in the middle of the sidewalk, blocking ADA path of travel and ADA ramp bulb-outs at crosswalks, and implementing traffic calming measures including creating narrow travel lanes and raised medians.
18	Project Name	City of Cotati - Cader Field ADA
	Target Area	
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Projects and Programs Serving Disabled Persons
	Funding	CDBG: \$67,000
	Description	Project will provide ADA accessible path of travel from parking area and neighborhood streets to Civic Center Park and Cader Field ballfields.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	216 E. School Street at Civic Center Park and Cader Field (ballfields)

	Planned Activities	Removal of impediments (uneven and failing paved surfaces, curb ramps and parking wheel stops) in locations which do not facilitate, and in some cases, prevent access from existing parking to Civic Center Park and Cader Little League Field. Removal of these barriers will allow mobility impaired access to all park facilities including public restrooms, picnic tables, barbeque facilities and seating areas). The project will also include construction of an accessible pathway (sidewalk) connection from its current termination point in the adjacent residential neighborhood west of the park to connect with existing sidewalk east of the park.
19	Project Name	City of Healdsburg - ADA Sidewalk Ramps Project Phase 5
	Target Area	
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Projects and Programs Serving Disabled Persons
	Funding	CDBG: \$67,000
	Description	Installation of ADA ramps at several street corners to facilitate a walkway for disabled persons along major pedestrian routes.
	Target Date	07/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Various street corner locations in Healdsburg City limits.
	Planned Activities	This project will install ADA ramps at several street corners. This will facilitate a walkway corridor for disabled persons along major pedestrian routes to the Healdsburg High School, Healdsburg Junior High School, and Fitch Mountain Elementary School.
20	Project Name	City of Rohnert Park - ADA Upgrades Alicia and Colegio Vista Parks Restrooms
	Target Area	
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Projects and Programs Serving Disabled Persons
	Funding	CDBG: \$138,065
	Description	Rehabilitation of existing restrooms at Alicia Park and replace the restrooms in Colegio Vista Park.
	Target Date	08/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Alicia Park (300 Arlen Drive) and Colegio Vista Park (1200 Southwest Boulevard), Rohnert Park, CA 94928
	Planned Activities	The upgrade includes redesigning the restroom buildings for ADA accessibility; new ADA-compliant fixtures; lighting; and enhanced security features (auto locking doors, alarms, surveillance and exterior lighting). The project also includes path-of-travel improvements from the playgrounds and parking lots. The parks serve older Rohnert Park neighborhoods characterized by household incomes below 80% of the Rohnert Park median income of \$57,387 and in which 16% -26% of households live below the poverty line. The parks are used by nearby residents and the community at large who enjoy the ballfields and picnic grounds. The project will remove blight and provide improved basic facilities for these popular parks.
21	Project Name	City of Sebastopol - ADA Transition Plan Improvements
	Target Area	
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Projects and Programs Serving Disabled Persons
	Funding	CDBG: \$40,000
	Description	Preparation of ADA Improvement reports for various City Owned buildings
	Target Date	05/01/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City Owned Buildings at various locations within the City of Sebastopol

	Planned Activities	<p>This ongoing project consists of preparation of reports for various buildings by a Certified Access Specialist; preparation of architectural plans and specifications; bidding and construction of building improvements; and project management and administration. Environmental Assessment is included in items to be funded by the CDBG Grant.</p> <p>The City has completed CASP reports for ten City-owned buildings and facilities. The Environmental Assessment is pending completion for 8 buildings, which will be the City's initial priority for improvement. Funding from prior years' CDBG grants will be used to complete architectural plans for these 8 buildings, and to construct improvements as funding allows. This year's grant funds are intended to be used for construction and associated administrative costs.</p>
22	Project Name	Town of Windsor - Town Green Playground ADA Retrofit
	Target Area	
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Projects and Programs Serving Disabled Persons
	Funding	CDBG: \$60,000
	Description	The project consists of the installation of ADA accessible pour-in-place rubberized playground surfacing in areas accessed by disabled adults near existing play equipment within the Town Green Playground.
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Windsor Town Green in Old Downtown Windsor (McClelland Dr, Duvander Ln, and Joe Rodota Dr)
	Planned Activities	Accessible rubberized surfacing will ensure that the playground is inclusive by providing access to parents with disabilities.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

This FY 2015-2016 Action Plan, Year 1, encompasses activities undertaken by the County of Sonoma, as well as the seven municipalities comprising the HUD entitlement Urban County: Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, Sonoma, and Windsor. Sonoma County does not dedicate funds to target areas.

Geographic Distribution

Target Area	Percentage of Funds

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Urban County jurisdictions share CDBG funds for capital projects and economic development programs in rough proportion to the number of residents living in each area. Beyond an initial allocation of available CDBG funds intended to assist capital projects and microenterprise economic development programs in incorporated and unincorporated areas, the jurisdictions do not pre-determine the use of CDBG, HOME, and ESG funding in Sonoma County.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	19
Non-Homeless	22
Special-Needs	0
Total	41

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	17
The Production of New Units	10
Rehab of Existing Units	14
Acquisition of Existing Units	0
Total	41

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

The 17 rental assistance units are provided through Rapid Rehousing funded by ESG Grants.

AP-60 Public Housing – 91.220(h)

Introduction

Sonoma County's 2011 Analysis of Impediments to Fair Housing Choice cited the lack of affordable housing as a barrier. The Sonoma County Community Development Commission will continue to use its CDBG and HOME funding to support projects that increase the supply and improve the conditions of affordable housing for lower income persons.

Actions planned during the next year to address the needs to public housing

The Urban County does not operate public housing. During the next year, the Community Development Commission plans to address the priority housing needs discussed in the Strategic Plan. The County will primarily focus resources on rental housing development and preservation. As opportunities arise, the County also will devote resources to affordable homeownership opportunities for lower-income first-time homebuyers.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

HUD has consistently designated the Sonoma County Housing Authority as a "high performer" agency.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Sonoma County Community Development Commission combines ESG, CDBG and \$860,000 in local funding allocations into one process for Public Services programs. The priority for funding is homeless services including homeless prevention services. Additionally a private donor contributes annually to a homeless prevention fund operated by an awardee and has contributed over \$7 million to date.

Additionally, the Commission hosts the local Continuum of Care and has leadership representation on the Continuum of Care Steering Committee. The local Continuum brings in another \$2.9M annually in Continuum of Care funding used to address homelessness, and consults with the California Department of Housing and Community Development on allocation of its Balance of State ESG funds (\$500,000-\$750,000 annually) to address homelessness and support homelessness prevention.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Sonoma County Community Development Commission has launched HOST (Homeless Outreach Services Team), a multi-disciplinary street outreach effort in cooperation with the Continuum of Care's implementation of Coordinated Intake. The street outreach teams utilize the same evidence-based screening tools that are being used by Coordinated Intake, and directly connect participants with Coordinated Intake for housing placement, as well as with benefits and health resources. The standard screening and assessment tools prioritize resources to the persons with the most acute health needs and the longest periods of homelessness. The goals of HOST include assessing at least 230 unsheltered persons, and housing 173 of them, in the project's first year. In addition, local funds will support three homeless day centers: one serving approximately 900 homeless women and their children annually; one serving up to 1,000 homeless transition aged youth; and one serving approximately 1,800 homeless persons annually and housing the Coordinated Intake project.

Addressing the emergency shelter and transitional housing needs of homeless persons

The focus of Sonoma County's emergency shelter and transitional housing programs is establishing safety through trauma-informed care, to stabilize and more quickly house participants. In FY 2015-16, CDBG funds will be used to support emergency shelter for 130 families with children at Catholic Charities' Family Support Center and transitional housing for 40 families with children at Catholic Charities' several transitional housing programs as well as 18 families at Committee on the Shelterless' Family Transitional Housing. CDBG funds will additionally support 100 emergency shelter beds at Committee on the Shelterless' Mary Isaak Center, serving 606 persons. In addition, local funds are allocated to support emergency shelters and transitional housing throughout the Urban County, including Cloverdale, Guerneville, and Sonoma, as well as a women's shelter and a domestic violence safe house that serve the entire region but are located in Santa Rosa.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In FY 2015-16, the Sonoma County Community Development Commission has allocated ESG funds for Rapid Re-Housing and supplemented them with local funds to support three Rapid Re-Housing programs serving up to 130 households including 16 transition-aged youth. The Commission has also allocated CDBG funds to support permanent supportive housing for up to 75 households served by Catholic Charities, and local funds to additionally support permanent supportive housing for 24 family households in permanent supportive housing operated by Committee on the Shelterless in Rohnert Park, as well as permanent supportive housing for 8 transition-aged youth operated by Community Support Network in Cotati. As noted elsewhere in this plan, the Sonoma County Continuum of Care is implementing system-wide training in the Seeking Safety evidence-based practice to give traumatized clients the tools to address life challenges before they become a trigger for relapse and a return to homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The County, Cities and local nonprofit agencies offer a range of programs that provide financial and other assistance to those who are at-risk of becoming homeless due to financial emergencies, loss of existing dwelling units through inaccessibility by persons with mobility impairments, natural disasters, or unabated deterioration. In FY 2015-16, the Sonoma County Community Development Commission has allocated ESG and local matching funds for a Homelessness Prevention program operated by Catholic Charities and serving 50 households. In addition, the Commission is allocating additional local funds for staffing for the HCA Family Fund (a rental assistance program operated by Community Action Partnership and serving 300 households annually), Eviction Defense provided by Legal Aid of Sonoma County (serving 635 households), and for a new effort to improve the housing stability of elderly persons by matching at risk seniors with seniors who have housing to rent (SHARE of Sonoma County – projected to serve 140 seniors in its initial year).

In conjunction with these specific prevention programs, many of the supportive services detailed in the Homeless Inventory section of the Strategic Plan are available to non-homeless persons who have special needs and who may be at risk of homelessness.

A range of effective diversion programs have been, and are continuing to be, developed to effectively move homeless people with special needs out of local criminal justice facilities and into appropriate services and housing, as described in MA-35.

Discussion:

The County of Sonoma, as outlined in the Sonoma County Strategic Plan (<http://www.sonoma-county.org/strategic>), endeavors to enhance the capacity of County programs and community systems to more effectively meet the changing needs of individuals, families, and communities in Sonoma County by following the concept of “*upstream investments*.” Upstream investments are defined as opportunities to provide prevention or intervention assistance before more expensive consequences develop. By prioritizing homeless and supportive housing programs and expanding the use of evidence-based practice, the Community Development Commission and the Continuum of Care are supporting this concept.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Sonoma County's 2011 Analysis of Impediments to Fair Housing Choice cited the lack of affordable housing as a barrier. The Sonoma County Community Development Commission will continue to use its CDBG and HOME funding to support projects that increase the supply and improve the conditions of affordable housing for lower income persons.

As mentioned in the Market Analysis, the State of California requires each jurisdiction's General Plan Housing Element to identify constraints to housing development and to identify measures the jurisdiction will undertake to ameliorate those constraints. SP- 55 provides a list of the type of measures likely to be undertaken by one or more of the individual jurisdictions. Because the Urban County is comprised of eight different jurisdictions, seven municipalities plus the County of Sonoma, it is not possible to identify the cumulative measures planned by the eight jurisdictions for FY 2015-2016. However, each jurisdiction has a Housing Element that identifies their various programs and actions steps specific to their communities. The websites for these Housing Elements are listed in MA-40 and SP-55.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Sonoma County Community Development Commission ensures compliance with the Federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973 for all new housing construction projects. This includes that, at a minimum, five percent of the total dwelling units or at least one unit in a multifamily housing project, whichever is greater, shall be made accessible for persons with mobility impairments. A unit that is on an accessible route and is adaptable and otherwise in compliance with the standards set forth in § 8.32 is accessible for purposes of this section. An additional two percent of the units (but not less than one unit) in such a project shall be accessible for persons with hearing or vision impairments.

In addition, the Sonoma County Community Development Commission requires all projects receiving HOME funds to adhere to the requirements of 24 CFR 92.351 and to follow its affirmative marketing procedures and requirements for rental and homebuyer projects containing 5 or more HOME-assisted housing units. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

All of the projects recommended for funding under this FY 2015-2016 Action Plan address one or more of the obstacles to meeting underserved needs delineated in the Strategic Plan. In addition, the County of Sonoma has committed County General Funds to support programs that serve the needs of the most vulnerable in the community through the Community Services Fund (CSF) program and the County Fund for Housing (CFH). Projects and programs recommended for funding demonstrate efficiencies to best utilize the decreasing amounts of funding available to support their endeavors. Affordable housing projects recommended for funding are based on readiness to proceed and innovative approaches to overcoming regulatory barriers and provide or preserve both rental and homeownership housing opportunities for lower-income persons. Emergency rental assistance and family self-sufficiency activities enable lower-income individuals and families to obtain and retain rental housing in the high-priced market in Sonoma County. As the high cost of housing is a contributing factor in the County's homeless population, the emergency shelter, transitional housing, permanent supportive housing, and homelessness prevention and re-housing assistance recommended for funding assist those in need to move as quickly as possible towards the ultimate goal of attaining stable, permanent housing. Micro-enterprise activities will support economic development with the goal of establishing, stabilizing and expanding small businesses and therefore creating new employment opportunities for low-income residents.

In response to Sonoma County's 2011 Analysis of Impediments to Fair Housing Choice report which cited the lack of affordable housing as a barrier to fair housing choice, the Community Development Commission will continue to use its CDBG, ESG, and HOME funding to support projects that increase the supply and improve the conditions of affordable housing for lower income persons. In addition, the Commission will allocate funds for a Fair Housing program and will encourage the creation of a HUD-certified Fair Housing Initiative Program (FHIP) in the County. The Commission will also work to provide fair housing information more effectively to the public by including information on its website and encouraging our jurisdictional partners in the Urban County to do the same.

Actions planned to foster and maintain affordable housing

See response above.

Actions planned to reduce lead-based paint hazards

Making housing lead-safe is the most effective strategy to protect children from lead poisoning. The Community Development Commission addresses this through proactively disseminating printed information concerning lead-based paint hazards to all residents of housing rehabilitation and rental assistance programs. The Commission's Housing Quality Standards (HQS) Inspectors have received training in visual assessment of lead-based paint hazards and are observant of the existence of this hazard during their property inspections, thereby preventing exposure to lead hazards by identifying the risks before families with children under six years of age move into rental units that are assisted by the

Housing Authority.

The Commission's Construction Services Specialists are trained in the identification of lead hazards, proper methods of paint stabilization, interim control, abatement procedures and testing/clearance reports to ensure compliance with all lead hazard reduction requirements during rehabilitation activities. Any dwellings not exempt from HUD's lead hazard reduction provisions (single-room occupancy, dedicated senior housing and housing construction after 1978) renovated under the Housing Rehabilitation Program undergo a lead hazard risk assessment by a state-certified Risk Assessor prior to the formulation of the project's scope of work. Any identified lead hazards are addressed in the scope of work and a certified clearance is obtained before the project is considered complete.

The Commission will also ensure compliance with lead hazard reduction requirements by subrecipients of CDBG, HOME, and ESG funding used to acquire and/or renovate existing buildings for housing or to undertake residential and re-housing service activities through regular monitoring of those activities.

Actions planned to reduce the number of poverty-level families

The Urban County will work to reduce the number of poverty-level families by targeting CDBG, HOME, ESG and local funds to projects that will provide services to foster self-sufficiency, in conjunction with the provision of housing, shelter and other public facilities. The Sonoma County Community Development Commission implements the Section 8 Housing Choice Voucher Program and numerous Continuum of Care Rental Assistance Programs. Rental assistance enables lower-income individuals and families to obtain and retain rental housing in the high-priced market in Sonoma County. These households face severe housing obstacles and cannot afford market-rate rental housing. The Commission will make CDBG and ESG funding available to nonprofit agencies to operate programs that work to reduce the number of persons living below the poverty level through various homeless services, including both homeless prevention and rapid re-housing programs. The Commission will also make CDBG funding available to support micro-enterprises that build wealth and create jobs for low income households. Among the activities supported are individual development accounts, micro-lending assistance, and classes and individualized coaching on a number of topics including starting a business, budgeting, and creating marketing plans. The County's involvement in the Continuum of Care process, Section 3 compliance, SonomaWORKS, Job Link, Upstream Investments, Health Action, and the actions of the Local Workforce Investment Board will all foster greater economic opportunities for the lower-income residents of Sonoma County.

Actions planned to develop institutional structure

The Sonoma County Community Development Commission will continue to work in conjunction with multiple County departments, the seven participating municipalities, and various nonprofit agencies receiving CDBG, HOME, and ESG funding to carry out the activities in this plan during the next year. The Sonoma County Housing Authority will maintain service provider agreements with local supportive service agencies to provide services to the Housing Authority's Family Self-Sufficiency participants. The County of Sonoma will continue to encourage collaboration between housing providers and health, mental health and service agencies with the intention of fostering development of more supportive housing options throughout the County. The County's leading nonprofit housing developers successfully

collaborate with other local nonprofit agencies to develop and operate affordable housing projects with specific set-asides of permanent supportive housing units for persons with mental, developmental or other disabilities included in the overall development.

The ongoing Continuum of Care planning process will continue to facilitate increased collaboration among the County, City of Santa Rosa, City of Petaluma, the County Departments of Health and Human Services, and virtually all housing and homeless service providers throughout Sonoma County. The information sharing and brainstorming that takes place at these meetings will continue as an instrumental force in forging new connections and working relationships among several different participants as well as responding to the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act requirements of reducing the length of homeless episodes, reducing returns to homelessness, and increasing participant incomes.

The Community Development Commission will support the Continuum of Care Board in addressing the goals and action steps required under the HEARTH Act regulations and the Emergency Solutions Grant program, including reducing and ending homelessness through:

- Expanded street outreach and system-wide coordinated assessment;
- Shortening lengths of stay while addressing the key needs of people in emergency and transitional housing, especially their health and income needs;
- Helping homeless persons access permanent housing; and
- Helping low-income persons avoid homelessness.

Specific goals for addressing and preventing homelessness in Sonoma County are outlined in the Continuum of Care's 10-Year Homeless Action Plan 2014 Update, available on the Community Development Commission's website at <http://www.sonoma-county.org/cdc/cdhomeless.htm>. The 2014 application for Continuum of Care funds also addresses the homeless needs in Sonoma County and can be accessed by contacting the Sonoma County Community Development Commission. Additional specific data can be found in the Continuum of Care Homeless Population and Subpopulations Chart in the Additional Files section of this Action Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

The Community Development Commission will continue the on-going interaction with many public and private entities to further the objectives of this plan. All agencies, public and private, County departments, as well as the general public, are invited to all public meetings and forums. Representatives of many of these agencies also attend Continuum of Care meetings.

The Continuum of Care Board will continue to recommend standards for administering ESG funds under the HEARTH Act, will monitor implementation of coordinated intake, and will invite participation from all local agencies that serve Sonoma County's current and potential homeless population.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. This Action Plan covers FY 2015-16	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
No other forms of investment will be used in the First Year Action Plan.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
No homebuyer activities are being funded in the First Year Action Plan with HOME funds.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
All units that are being constructed or funded with HOME funds in the First Year Action Plan will be required to have restrictions on the deeds to indicate that units remain affordable for at least 55 years.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
No HOME funds will be used for this purpose in the First Year Action Plan.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

See the Sonoma County Funding Policies attached. The Continuum of Care (CoC) has also developed the attached standards for its consultation on Balance of State ESG Funding. For allocations of Urban County ESG funds, consultation with the CoC is accomplished through staff consultation with the CoC Coordinator, adapting these standards to the Sonoma County Community Development Commission's funding process.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

After 3 years of planning, Phase 1 implementation of Coordinated Intake began in January 2015, serving beta test populations of homeless households with children and unsheltered homeless referred by the Homeless Outreach Services Team. Screening tools and referral protocols have been built in the Sonoma County Homeless Management Information System (HMIS), and policies and procedures are in development. Homeless families with children who are seeking assistance are referred to Sonoma County's 211 Information and Referral program, where they are screened with the standardized evidence-based tool and their data live-entered into the HMIS. Once that is complete, 211 staff schedule appointments for participants with Coordinated Intake staff for a full needs assessment and assignment of a housing strategy. Street outreach workers similarly live-enter screenings into HMIS; since the focus is housing people as quickly as possible, resources for full needs assessments are currently being prioritized for situations where the kind of housing placement needed is not clear from the initial screening (and conducted after placement for all others). Wherever possible, placements are made immediately; the HMIS now has a waitlist management capacity that prioritizes new entries into shelter, transitional housing, rapid re-housing and permanent supportive housing by vulnerability rather than "first-come, first-served" criteria. A crisis case management function will be launched imminently.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Sonoma County Community Development Commission allocates the CDBG public service funds, the ESG funds (and the local funds called Community Services Funds and Low-Mod Income Housing Asset Funds) through a single competitive allocation process governed by the attached Funding Policies. This allocation and contract administration function is staffed by the Community Development Division of the Sonoma County Community Development Commission, the same division that hosts and administers the Sonoma County Continuum of Care and the HMIS program. Thus, HEARTH Act and Continuum of Care policies, goals and objectives—including standards for allocation of ESG funds—are fully integrated into the entitlement fund allocation process.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A

5. Describe performance standards for evaluating ESG.

The Sonoma County Community Development Commission staff evaluates all public services awards, including those funded with CDBG, ESG and local CSF, as a collective group. Minimally, all awardees are required to do a 'desktop monitoring' process (respond to an in-depth questionnaire) and approximately one-quarter of all awardees are asked to host on-site monitoring visits each year. The selection criteria includes whether there are recent or still outstanding concerns or findings, whether or not the awardee's program is newly funded by the Sonoma County Community Development Commission, and the amount of elapsed time since the last monitoring visit. When ESG-funded programs are monitored, HEARTH Act and ESG policies and criteria are included in the overall monitoring.